

**Consent Application Report – File # C95/2018**

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: 489 sq.metres	Official Plan Designation: Residential (Subject to Approval of SHu OPA #16)	Zoning: R1 (Subject to Approval of Z20/18)
Area Retained A: 489 sq.metres	Official Plan Designation: Residential (Subject to Approval of SHu OPA #16)	Zoning: R1 (Subject to Approval of Z20/18)
Area Retained B: 489 sq.metres	Official Plan Designation: Residential (Subject to Approval of SHu OPA #16)	Zoning: R1 (Subject to Approval of Z20/18)

**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"> <li>• Concern with creation of three R1 lots in regard to existing development along Pryde Boulevard.</li> <li>• Question with proposed future uses on retained parcel proposed for future High Density residential Use.</li> </ul>
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 489 square metres and the retained parcel will result in two parcels each with an area of 489 square metres. This consent is being submitted concurrently with consent application C94/2018 which proposes to sever a vacant buildable lot for future residential use. Consent application C95/2018 proposed to sever the interior area of this newly severed lot and will result in three (3) future low density residential parcels.

**Figure 1: Aerial of Subject Property**



**Figure 2: Subject Parcel with identified lands to be severed (outlined in red) and lands to be retained (outlined in yellow, resulting in retained parcel A and retained parcel B). The area shown in green represents retained parcel from concurrent consent application C94/2018.**



**Figure 3: Street View of Severed Parcel**



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 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 will propose to recognize 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). The proposed severed and retained parcels would comply with lot provisions for frontage, depth and area for both the R1 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. The area under consent C95/2018 would be subject to re-designation to Residential and a zone change to Residential Low Density (R1).

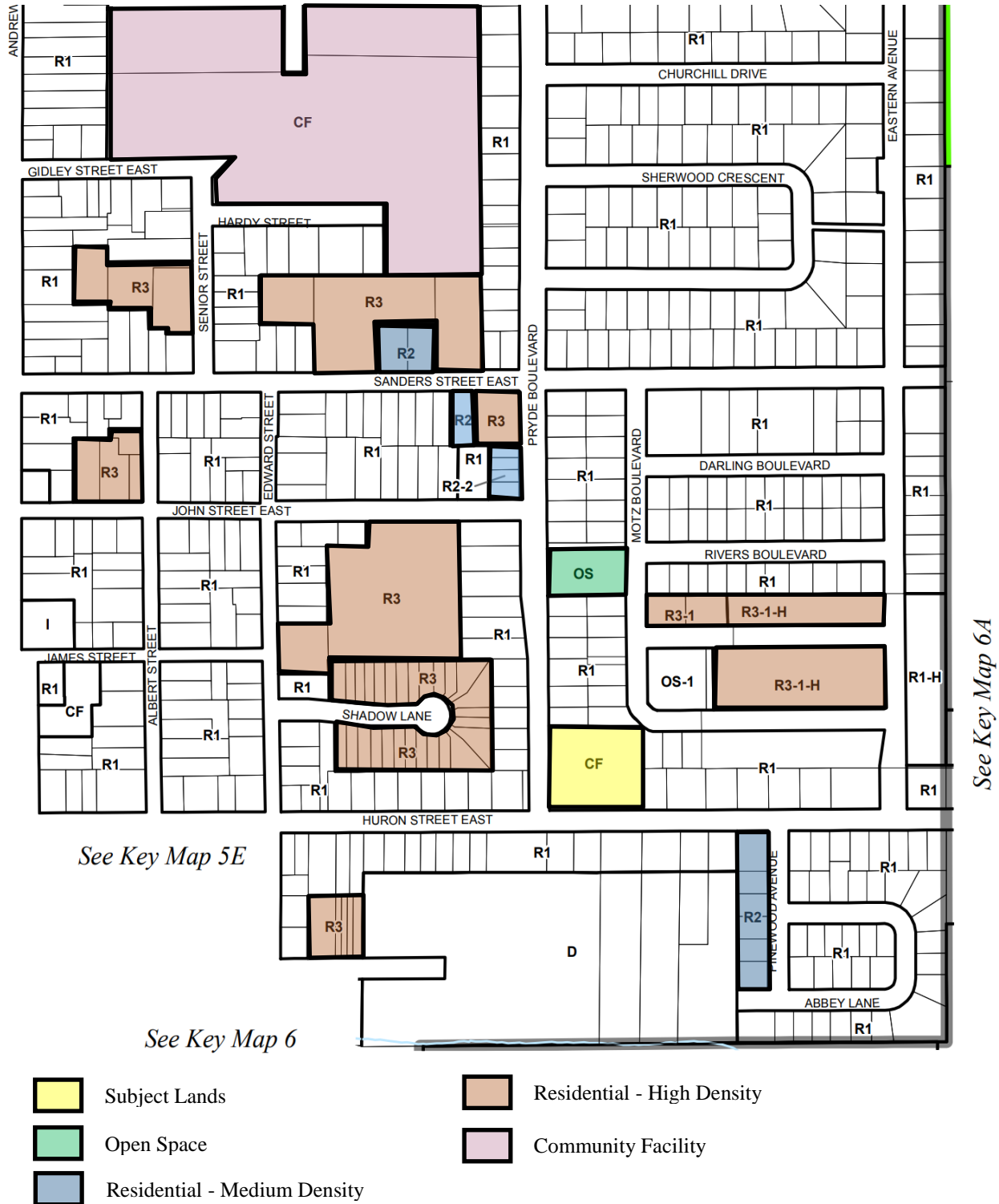
In review of the application for proposed severance, the severed and resultant retained parcels meet minimum lot frontage, lot depth and lot area under the South Huron Zoning By-law. The resultant outcome of consent B95/2018 is to sever an interior lot and result in two retained parcels. Following this consent, three (3) infill residential lots will result. The proposed infill residential lots to be created under this consent would be in conformity with the provisions of the R1 zone in the South Huron Zoning By-law. 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 lots versus South Huron Zoning By-law zone provisions.**

<b>Zone Provision</b>	<b>Requirement in South Huron Zoning By-law 69-2018 (based on single detached dwelling)</b>	<b>Proposed R1 Residential – Low Density Lot (severed, and resultant two retained parcels)</b>
Frontage (minimum)	15 metres	16.3 metres
Depth (minimum)	30 metres	30 metres
Zone area (minimum) interior property	450 square metres (interior)	489 square metres

Figure 4, on the following page, was included in the previous consent report and shows a visual representation of the range of uses and housing form existing in this neighbourhood. The proposed severed parcel will result in three residential low density (R1) lots that are similar to the existing R1 zoning in the surrounding area. The conversion to residential will be keeping with the neighbourhood and similar R1 uses that exist along Pryde Boulevard. 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.

Figure 4: 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 zone 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)

**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.



**Correspondence Received on Consent Application C95/2018**

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](mailto:gekeller@sympatico.ca)

**Consent Application Report – File # C95/2018**

**Lisa Finch**

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**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 # C95/2018**

**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](mailto:John.ulch@ulchtrailersales.com)