



PLANNING & DEVELOPMENT

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To: Municipality of South Huron, Mayor and Members of Council
From: Denise Van Amersfoort, Senior Planner
Date: February 14, 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 19, 2019.

RECOMMENDATION

It is recommended that Council of the Municipality of South Huron **support** Plan of Subdivision File 40T18002 with the attached conditions, and forward to the County of Huron for Draft Plan approval.

PURPOSE AND DESCRIPTION

The subject lands are located at the southeast end of Exeter and have a total area of approximately 5 hectares (12.4 acres). 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 west.

The Plan of Subdivision is proposed to proceed in two phases and to consist of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and an open space block.

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 and are addressed in a separate report.

Primary access to the subdivision will be from London Road with a secondary access from Simcoe Street. A new road will be approved through the Integrated Class EA process and constructed on lands outside of the Plan of Subdivision to serve as the connection between the proposed development and the Main Street/Highway 4 corridor. The subject lands for the new road are owned by the Municipality and currently contain Jessica's House.

The subdivision will be serviced through extension of municipal water and sanitary sewer. Stormwater from this development will be received by two stormwater management ponds to be constructed on the subject lands.

The multiple attached dwellings proposed within the Plan of Subdivision are also subject to site plan control by the Municipality of South Huron.

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



Proposed Location of Main Street/Hwy 4 Access

Figure 2: Proposed Access from Main Street/Hwy 4 Corridor



Figure 3: Draft Plan of Subdivision

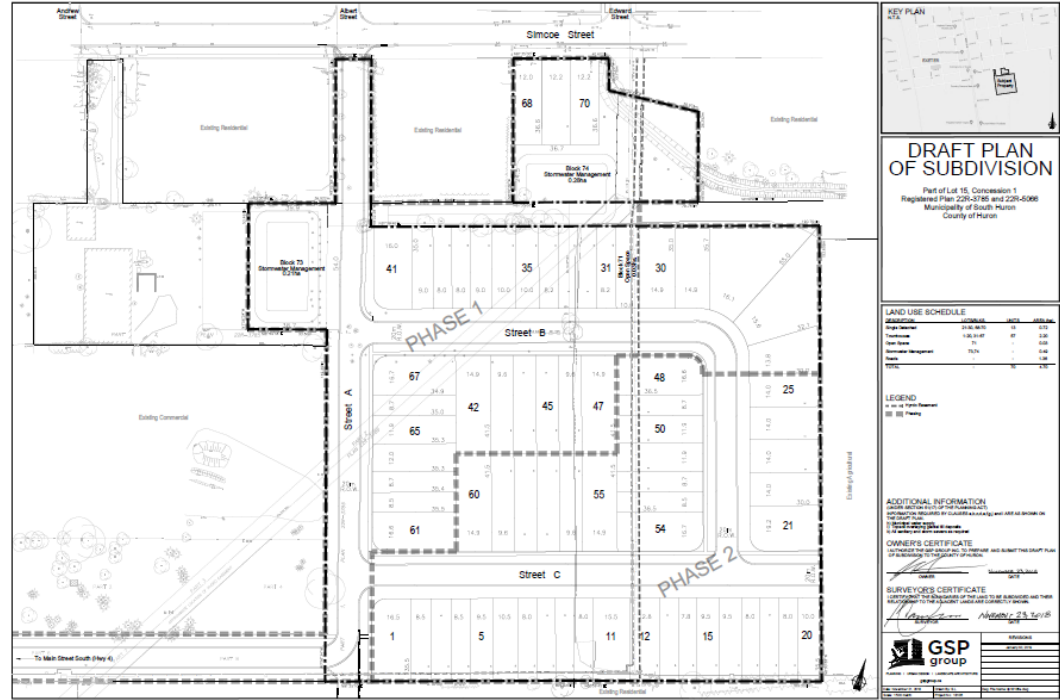


Figure 4: Proposed Access from Simcoe Street



Figure 5: Subject Lands from Simcoe Street looking south



PLANNING REVIEW

Plans of Subdivision are required to meet the criteria of the Planning Act, be consistent with the Provincial Policy Statement, and to conform to the County and local Official Plans. This section will discuss how the proposed development meets these requirements.

Planning Act

Section 51(24) of the Planning Act sets out a number of criteria against which a plan of subdivision is to be evaluated including having regard for the health, safety, convenience, accessibility for persons with disabilities, and the welfare of present and future inhabitants of the municipality, as well as thirteen additional matters. These matters are discussed below:

(a) effect of development on matters of provincial interest;

The proposed Draft Plan of Subdivision is consistent with the Provincial Policy Statement. The Provincial Policy Statement directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted

The proposed development would increase the diversity of housing stock in the Exeter Settlement Area and utilize land allocated for future development.

(b) is the subdivision premature or in the public interest;

The subdivision proposes a residential development at a density which efficiently uses land, resources and infrastructure and shall provide a mix of dwelling types. The proposed development serves the needs of the community and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The Draft Plan conforms to the Huron County and Municipality of South Huron Official Plans. Exeter is identified as a Primary Settlement Area and is intended to be an area where growth and development are directed as it offers a full range of amenities.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The subject lands are considered suitable for subdivision. It is currently designated Residential and zoned Low Density Residential and Future Development in the South Huron planning documents, indicating that it has been allocated for future residential growth in Exeter.

(e) roads;

The South Huron Director of Infrastructure and Development has reviewed proposed street design and impacts on existing streets in the Settlement Area of Exeter and found the design to be acceptable.

(f) the dimensions and shapes of the proposed lots;

The draft plan of Subdivision identifies the proposed lot boundaries, which are considered to be appropriate. The housing form is more compact than the South Huron Comprehensive Zoning By-law anticipated in an area of medium density but the resulting development achieves compatibility, increased affordability and diversification of the Exeter housing stock.

- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The development of the site is regulated through the draft plan conditions, development agreement, Zoning By-law, Site Plan Control By-law and Ontario Building Code.

- (h) conservation of natural resources and flood control;

The subject property is not affected by natural hazards as defined by Section 3.1 of the Provincial Policy Statement.

- (i) the adequacy of utilities and municipal services;

The adequacy of utilities and municipal services for the subject property have been reviewed by the Director of Infrastructure and Development. Servicing requirements are addressed in the conditions for draft approval.

- (j) the adequacy of school sites;

The Huron Perth Catholic School Board has submitted a letter saying they have no concerns with the draft plan of Subdivision.

- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Due to the location and scale of the proposed Subdivision, there are no plans to require land to be conveyed for public parks. The conditions of draft plan approval include requirements for conveyance of lands containing stormwater management facilities, utility easements and cash in lieu of parkland requirements.

- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy;

Shared building walls, smaller dwelling units and developments within a walkable distance of parks, community facilities and commercial areas contribute to the conservation of energy.

- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters.

The proposed multiple attached dwellings in the subdivision are subject to site plan control and matters such as parking, setbacks, planting strips and/or fencing will be taken into consideration to optimize a cohesive design.

Provincial Policy Statement (2014) and Huron County Official Plan

The Provincial Policy Statement (PPS), Huron County Official Plan and South Huron Official Plan direct development and growth to identified Settlement Areas. The Provincial Policy Statement and Huron County Official Plan (s. 7.3.2.1) encourage mixed use development, with an increase in overall density and adaptable forms of housing. The County Official Plan encourages large scale residential development to be located where social, health and other services are available (s. 7.3.2.3). It encourages growth and development to occur on

full municipal services in primary settlement areas (s. 7.3.4). Finally, the Huron County Official Plan established targets to promote housing affordability (Section 7.2.3.4). This development is consistent with the policies included in the PPS and the County Official Plan.

South Huron Official Plan

The South Huron Official Plan provides more specific direction with respect to development in Exeter. It is envisioned that Exeter will be a main centre of growth within South Huron with the full complement of municipal services, servicing capacity, regional services and land required to accommodate projected population and employment growth. Exeter is a 'P1' settlement area which means it is expected to experience the greatest amount of growth in the County, being allocated 75% along with other P1 settlement areas such as Goderich, Seaforth, Clinton and Wingham.

Future residential development in Exeter is encouraged to provide a full range of housing options to meet the needs of current and future residents. As of the 2016 Census, the total number of dwellings in South Huron was 4250; of those dwellings, 3,365 (79%) were single detached dwellings and 245 (5%) were multiple attached dwellings. Future residential development is directed to include a range of densities and a mix of housing types that promote walkability (Section 7.5.5.1). There is a specific section of the Official Plan which addresses 'New Residential Neighbourhoods within Exeter' (Section 7.5.5.4.12); this section addresses aspects of new development include design, built form, viewsheds, landscaping, road network design, sidewalks, energy conservation, provision of parkland, and land use compatibility. The proposed development conforms to the vision and policies of this section of the Official Plan.

In terms of affordability, this development meets the intent of the Huron County and South Huron Official Plans in that eighty percent (80%) of the units proposed are medium density, there is a mix of unit types, and a range of affordabilities. The developer has provided a memo outlining how the proposed development fits into the current real estate market in Exeter and while it is acknowledged that this development does not propose affordable units to the definitions outlined in the Official Plans, the housing proposed is in line with the average asking price of units in Exeter (approximately \$348,000).

In summary, it can be concluded that the proposed residential development meets the intent and vision of the South Huron Official Plan.

Phases

The Plan of Subdivision will be registered in two phase. Phase 1 includes 8 single detached dwellings, 24 multiple attached units, two stormwater management ponds, and an open space block. The open space block abuts one of the stormwater management facilities and contains the buried hydro line. Phase 2 includes 5 single detached dwellings and 33 multiple attached units.

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. 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.

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 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 open space block that is proposed with the Plan accommodates the buried line.

Parkland

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

There was concern raised in the letter from Lori Pozniak that there is insufficient access to green space for the future residents of the development. Victoria Park (located at 125 Huron Street West and containing a wading pool and play equipment) is located 710 metres from this development if a person were to walk north on Albert and west on Huron. There are sidewalks along the duration of this route and it is estimated that this walk would take the average adult less than 10 minutes. Pryde Park (located between Pryde and Motz south of John Street) is an open green space located 760 metres from the development which could also be reached in less than a 10 minute walk. Policy 7.5.5.4.12.k. of the South Huron Official Plan states "Residential developments which include 10 or more units with 2 or more bedrooms will include safe access to an appropriately sized outdoor children's play area that is safely accessible from all units in the development and walkable within 800 metres"; this development meets that criteria.

The owners of individual parcels will also have access to private green space in their rear yards.

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.

Site Plan Approval and Building Permit Requirements

The South Huron Site Plan Control By-law applies to multiple attached dwellings containing four or more units. This additional process will allow Council to review the building elevations, site specific lot grading and drainage, etc.

The building permit process will also be slightly different for the multiple attached dwellings due to the time at which the unit boundaries are being established. In recent years, Plans of Subdivision including multiple attached dwellings have taken the approach of establishing all of the unit boundaries at the time of final approval of the Draft Plan; this is different than the traditional approach which was to establish blocks, build the units and then apply part lot control to sever the dwelling units onto separate titles. The new approach requires an additional building permit process as the foundation walls must align exactly with the unit boundaries. Through a condition of the Plan of Subdivision, the developer must enter into an agreement with the Municipality to confirm the foundations align with the unit boundaries (certified by an Ontario Land Surveyor) prior to obtaining a building permit to construct the rest of the dwelling. If the foundation is in the wrong location – it is the responsibility of the developer to remove the foundation and pour it again to coincide with the unit boundary.

OTHERS CONSULTED

South Huron Staff have reviewed the submission and provided written confirmation of the acceptance of the site servicing design, stormwater management plan and road design. South Huron Staff contributed to the drafting of the Draft Plan Conditions and will take the lead on drafting the Development Agreement.

The Plan of Subdivision application was circulated to agencies and the public by the County of Huron in accordance with the Planning Act. The following comments have been received by the County of Huron:

Union Gas

Request that as a condition of final approval the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Union. Comments have been addressed through recommended conditions to draft plan approval.

Canada Post

Request that as a condition of final approval, a series of requirements relating to the provision of a community mailbox be included to the satisfaction of Canada Post. Comments have been addressed through recommended conditions to draft plan approval.

Historic Saugeen Metis

No concerns with the proposed development.

Huron-Perth Catholic District School Board

No concerns with the proposed development.

Huron County Housing

There is limited information within the initial submission to understand if any of the units within this development will allow for affordability. In response to these comments, the developer's Planner has submitted an Addendum to the Planning Justification report which outlines how the proposed development addresses the affordability criteria in the South Huron Official Plan.

Comments from the Public

Written comments were received from one member of the public; a letter from Lori Pozniak (dated February 7, 2019) is provided with this report for Council's consideration.

Oral submissions were made at the public meeting by four members of the public in addition to the developer. All members who provided oral comments were followed up with by Planning staff for the purpose of providing clarification, answering questions and explaining next steps in the process. A summary of those discussions is provided in the chart below.

Chart 1: Summary of Discussion with Property Owners who made Oral Submissions at Public Meeting

Name	Address	General Nature of Comments Provided
Lori Pozniak	506 Andrew Street	Provided additional written comments to clarify thoughts after the public meeting.
Larry Markle	71-73 Simcoe Street	Additional information was provided to Mr. Markle from the developer's engineers via the Planner. Mr. Markle is aware that the laneway running along the east boundary of his property meanders over the property line and will need to be reoriented onto his property. Mr. Markle is aware that a number of trees will be removed from the lands to the east of his property and suggests that if the trees could be re-used, they should be as they are well established. Mr. Markle is not in favour of a fence down the east boundary of his property as it may cause issues with future development plans.
Vicki Gower	95 Simcoe Street	Concerned with overland flow from creek and the potential for basements to flood. Indicated that the hedges surrounding her property and neighbouring property to the west are well established, provide privacy and should be retained.
Charles Miner	41 Simcoe Street	*Planning staff have been unable to reach Mr. Miner. The majority of the comments submitted at the public meeting were with respect to the proposed stacked townhouse development, not the Plan of Subdivision.

If additional comments are received between the submission of this report and the Council meeting they will be presented verbally to Council. If there are agency comments submitted following the Council meeting that would result in further conditions being attached, the County of Huron, as the approval authority, will review them prior to County Council making a decision on draft plan.

PROCESS

The Municipality of South Huron is a commenting authority on Plan of Subdivision applications. The County of Huron is the approval authority who makes the final decision on the application and draft conditions. As per standard process in the County, the Municipality of South Huron held the public meeting for this application on the County's behalf with a County Councillor in attendance.

South Huron can choose to support the application with conditions (see attached) or recommend deferral for more information or denial. Following the decision of local Council, the application will be forwarded to the Huron County Council Day 1 for consideration. A conditional decision on draft approval of the Plan of Subdivision will be made by Huron

County Council. If approved, a 20-day appeal period will begin following the circulation of the notice of draft plan approval of the application.

The developer will have three (3) years to complete the conditions of draft plan approval, unless they apply for and receive an extension. Once the conditions are fulfilled – the County of Huron gives final approval and the developer can register the Plan of Subdivision and begin selling units. In this case, the developer has stated their intention to register in two phases.

SUMMARY

I am satisfied that the proposed Plan of Subdivision conforms to section 51(24) of the Planning Act and is consistent with the vision and direction provided in the Provincial Policy Statement and the County of Huron and South Huron Official Plans. I am also satisfied that the issues raised by agencies and members of the public and issues of concern to the Municipality of South Huron are addressed by the list of recommended conditions, as attached.

I will be in attendance at the February 19th Council meeting to answer questions of Council and the public.

Sincerely,
'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019