



## PLANNING & DEVELOPMENT

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To: Municipality of South Huron, Mayor and Members of Council  
From: Denise Van Amersfoort, Senior Planner  
Date: February 12, 2019

**RE: Official Plan Amendment No. 17 and Zoning By-law Amendment Z19/2018**

Part of Lot 15, Concession 1, former Osborne 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

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This report is submitted for the Council Meeting on February 19, 2019.

### RECOMMENDATION

It is recommended that:

1. Council adopt Official Plan Amendment No. 17 to the South Huron Official Plan and forward to the County for approval;
2. Council defer the portion of the Zoning By-law Amendment involving a change from D to R3-9 to allow for further review and discussion with interested parties;
3. Council pass a motion under 34(17) to note that a change has been made since the time of the Public Meeting but that no further notification is required; and
4. Council approve the balance of Zoning By-law Amendment Z19/2018.

### PURPOSE AND EFFECT

The subject lands are designated Residential in the South Huron Official Plan. The lands are currently zoned R1 (Low Density Residential) and Development (D) in the South Huron Official Plan. The subject lands are approximately 5.5 hectares (13.8 acres). The subject lands are comprised of agricultural fields, a former paddock and two agricultural buildings (sheds).

The Official Plan Amendment requests a maximum number of multiple attached units per building of 6 (six) when the South Huron Official Plan currently limits to 4 (four) per building. The Official Plan Amendment applies to the entirety of the subject lands (see Figure 1).

The Zoning By-law Amendment application proposes to rezone the land to permit a Plan of Subdivision on a portion of the lands and a stacked townhouse development on a portion of the lands (see Figure 2).

The Plan of Subdivision portion (12.5 acres in size) is proposed to be re-zoned to R2-3 (Medium Density Residential Special Provisions), R2-4 (Medium Density Residential Special Provisions),

OS (Open Space), and OS-1 (Open Space Special Provisions). The stacked townhouse portion (1.3 acres in size) is proposed to be zoned R3-9 (Residential High Density Special Provisions).

Figure 1 – Aerial View of Lands Subject to Official Plan Amendment



Figure 2 – Aerial of Lands Subject to Zoning By-law Amendment  
(Proposed Stacked Townhouse Development in blue, Proposed Plan of Subdivision in yellow)



- See Key M*

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The subject applications are Official Plan Amendment No. 17 to the South Huron Official Plan and Zoning By-law Amendment Application Z19/2018 to the South Huron Comprehensive Zoning By-law 69-2018.

The Official Plan amendment proposes a site specific Special Policy Area to permit a maximum number of multiple attached units per building of six (6) when the South Huron Official Plan currently sets a maximum number of four (4) units per building. There are a number of other buildings in the surrounding neighbourhood which feature more than four (4) multiple attached units.

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

infrastructure (Policy 1.1.3.2). The PPS clearly directs that growth shall result from intensification and redevelopment which this development can be considered and is further supportive of a mix and range of housing types and densities (Policy 1.4.3). The County of Huron Official Plan provides direction for the provision of housing with respect to growth allocation, affordability and intensification targets. Exeter is defined as a P1, Primary Settlement Area within the County of Huron Official Plan and thus is one of the areas where 75% of the County's growth is being directed (Policy 7.3.2.2). This OPA meets the goals and policies of the Huron County Official Plan in that it contributes to the diversification of the housing stock in Exeter and facilitates increased density overall.

The proposed Special Policy Area to permit multiple attached units containing six (6), rather than four (4), units in one building is considered appropriate, consistent with the Provincial Policy Statement and County of Huron Official Plan.

#### Zoning By-law Amendment Z19/2018

For the purpose of this report, the Zoning By-law Amendment is divided into two sections: the zone changes required to facilitate the proposed Plan of Subdivision and the zone changes required to facilitate the proposed stacked townhouse development.

#### 1) Plan of Subdivision Zone Changes

The applicant proposes to develop a residential subdivision consisting of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. This development proposes to amend the zoning from Development (D) and Low Density Residential Zone (R1) to a Residential Medium Density Special Provisions zone (R2-3) and Residential Medium Density Special Provisions zone (R2-4), as well as Open Space (OS) and Open Space Special Provision (OS-1), to permit stormwater management ponds.

The R2-3 Zone is proposed to apply to the single detached dwellings and seeks relief from the requirements of zone area for interior properties, frontage and front yard depth (see Chart 1).

The R2-4 Zone is proposed to apply to the multiple attached dwellings and seeks relief from the requirements for frontage, zone area, property depth, rear yard depth, number of dwellings per building, and setbacks to easements (see Chart 2).

The OS and OS-1 zones are proposed to apply to the proposed stormwater management facilities.

**Chart 1: Amendments to Section 20.4 to permit R2-3 Special Zone**

Zone Provision	Requested	Required by SH ZBL
Zone Area (minimum) Interior Property	420 square metres	450 square metres
Zone Frontage (minimum) Interior Property	12m	15 metres
Front Yard (minimum)	6m	7.5 metres



**Chart 2: Amendments to Section 20.7 to permit R2-4 Special Zone**

Zone Provision	Requested	Required by SH ZBL
Minimum Property Frontage (Interior Unit)	7.8 metres	8 metres
Minimum Property Frontage (End Unit)	7.8 metres	11 metres
Minimum Zone Area (Interior Dwelling Units)	276 square metres	350 square metres
Minimum Property Depth	35 metres	38 metres
Minimum Rear Yard Setback	7.5 metres	10 metres
Number of Dwelling Units per Building	6	Maximum of 4
Minimum side yard setback adjacent to Hydro easement (specific to lots 11, 12, and 31)	1 metre	3 metres
The regulations of Section 3.37 Setbacks from Lanes and Easements does not apply to the lands zoned R2-4	0 metre setback	3 metres

The South Huron Official Plan has several goals relating to the development of new housing in the community including:

- To provide a wide variety of housing types and prices;
- To promote the creative use of building and site design to allow the mixing of densities;
- To create complete neighbourhoods and mixed housing for all ages;
- To encourage the integration of new residential development into established neighbourhoods through the consideration of, and sensitivity to, the character context and design of the surrounding area; and
- To assist in the provision of affordable housing to meet the needs of residents with low and moderate incomes (Section 7.5.5.3.).

The proposed Zoning By-law Amendment facilitates development which contains a mix of housing types and affordabilities, promotes the mixing of densities by integrating single detached and multiple attached dwellings, is walkable, is located within proximity to Main Street, and is considerate of the established neighbourhood.

The amendments proposed for the single detached dwellings include reduced area, frontage and front yard setback. These amendments help to achieve a more compact form, increasing the density and affordability of the development. There is a range of housing on the existing Simcoe Street streetscape, from large, single detached lots to multiple attached dwellings containing up to eight (8) units. The three single detached dwelling units which will form part of the Simcoe Street streetscape help to create stability on this streetscape in that as smaller, single detached units they contribute to a sense of balance in the types and forms of housing in this area. The reduction in front yard setback helps to create more connectivity to the streetscape while still maintaining sufficient room for a vehicle to park in the driveway.

The amendments for the proposed multiple attached dwellings include a number of minor reductions from the standards established by the South Huron Zoning By-law. The cumulative

impact of these reductions does not detract from the overall compatibility with the surrounding area and helps to achieve increased density and affordability.

Medium density residential uses are permitted a gross density of 30 units per hectare; the subject development is proposing 14.5 units per hectare. The scale and height of the proposed buildings are in keeping with the surrounding area and it is important to note that all of the multiple attached dwellings will be internal to the development and thus the impact on the surrounding area will be limited.

The requested Zoning By-law Amendment for the Plan of Subdivision lands are considered appropriate and to be consistent with the direction and vision of the South Huron Official Plan.

## 2) Stacked Townhouse Development Zone Changes

The applicant proposes to develop a thirty-four (34) unit, stacked townhouse development with condominium ownership. A concept plan for this development and conceptual elevations have been provided (see Figures 5 and 6). This development proposed to amend the zoning from Development (D) to Residential High Density Special Provisions (R3-9). Because the South Huron Comprehensive Zoning By-law does not have provisions for this type of development, a site-specific zone is proposed.

The R3-9 zone is a site-specific zone which defines what a stacked townhouse dwelling is and sets out zoning requirements specific to the site, including frontage, setbacks to property lines, parking requirements, landscaped open space, maximum lot coverage, planting strips and accessory buildings.

Further discussion is warranted in regards to the proposed height of the stacked townhouse development, access to green space for the residents and the proposed vehicular access off of Simcoe Street.

It is recommended that this portion of the Zoning By-law Amendment be deferred at this time to allow for further review and discussion. There are also interested members of the public who could not be reached over the past week but with whom further discussion is warranted.

## COMMENTS RECEIVED

No comments specific to OPA No. 17 or Zoning By-law Amendment 19/2018 have been received from an agency. One letter was received from Lori Pozniak and is included in the Council agenda. Comments were submitted by four members of the public in addition to the developer at the Public Meeting on February 4, 2019. One member of the public, Charles Miner, who submitted comments specifically in relation to the impact the proposed R3-9 use would have on his residence was not yet able to be reached for a follow up discussion. Mr. Miner stated he was concerned with a range of land use planning concerns including drainage, encroachment onto his enjoyment of his rear yard, visibility and viewsheds associated with Simcoe Street and the proposed access. The Planning Department feels further review is necessary before a recommendation can be made.

## SUMMARY

It is recommended that Council adopt Official Plan Amendment No. 17 to the South Huron

Official Plan and forward to the County for approval, defer the portion of the Zoning By-law Amendment which addressed the change from Future Development (D) to High Density Residential Special Zone (R3-9) until further review can be completed, and approve the balance of Zoning By-law Amendment 19/2018.

Sincerely,  
'Original signed by'

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Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019