



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394

www.huroncounty.ca

To: Municipality of South Huron, Mayor and Members of Council
From: Denise Van Amersfoort, Senior Planner
Date: January 28, 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

This report is submitted for the Council Meeting on February 4, 2019.

RECOMMENDATION

It is recommended that:

1. The Public Meeting be held for the purpose of obtaining input from members of the public;
2. This report be received for information purposes.

A further planning report with a formal recommendation will be provided at a future Council meeting.

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).

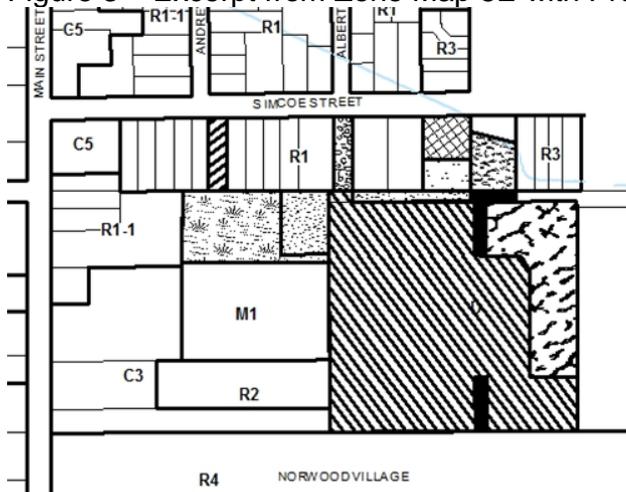
Figure 1 – Aerial View of Lands Subject to Official Plan Amendment



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



Figure 3 – Excerpt from Zone Map 5E with Proposed Amendments Noted



- Zone change from R1 (Low Density Residential) to R3-9 (High Density Residential - Special Provisions)
- Zone change from R1 (Low Density Residential) to R2-3 (Medium Density Residential Special Provisions)
- Zone change from R1 (Low Density Residential) to R2-4 (Medium Density Residential - Special Provisions)
- Zone change from R1 (Low Density Residential) to OS-1 (Open Space Special Provisions)
- Zone change from R1 (Low Density Residential) to OS (Open Space) See Key A
- Zone change from D (Development) to R3-9 (High Density Residential - Special Provisions)
- Zone change from D (Development) to R2-3 (Medium Density Residential - Special Provisions)
- Zone change from D (Development) to R2-4 (Medium Density Residential - Special Provisions)
- Zone change from D (Development) to OS-1 (Open Space - Special Provisions)
- Zone change from D (Development) to OS (Open Space)

Figure 4: Draft Plan of Subdivision

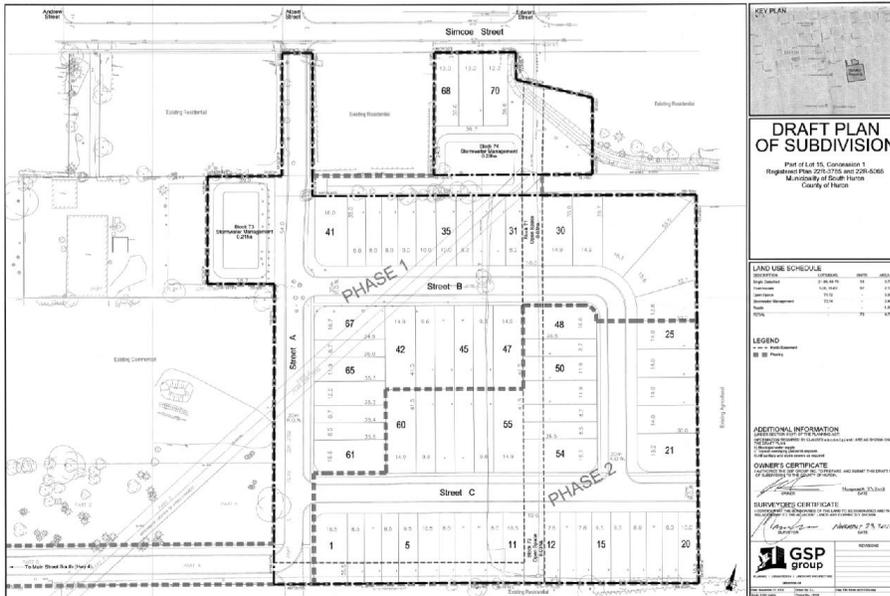
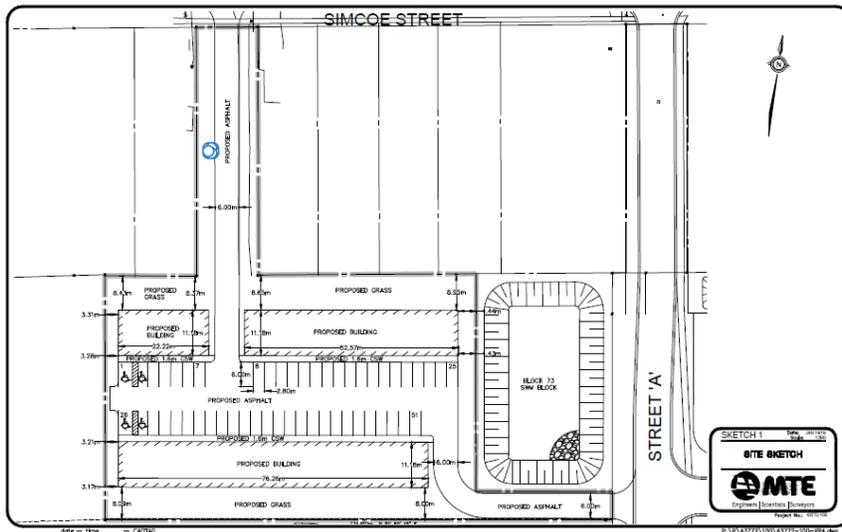


Figure 5: Concept Plan for Stacked Townhouse Development



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

Figure 6: Conceptual Building Elevations for Stacked Townhouse Development



COMMENTS

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.

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, front yard depth and zone coverage.

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.

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

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.

The specific details of each zone are available in a draft by-law which is appended to this report.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. No public comments have been received to date. Comments may arise at the public meeting.

SUMMARY

It is recommended that Council hold the Public Meeting for the purpose of obtaining input from the public on the proposed amendments but defer making a decision at this time. A subsequent planning report will be provided with a formal recommendation at a future Council meeting. I will be in attendance at the public meeting to answer questions from Council and the public.

Sincerely,

'Original signed by'

Denise Van Amersfoort, Senior Planner

Site Inspection: January 28, 2019