



The Corporation of the Municipality of South Huron

By-Law #55- 2019

To amend By-Law #69-2018, being the Zoning By-Law for the Municipality of South Huron for lands known as Part of Lot 15, Concession 1, former Usborne Ward, with Right of Way (ROW), Municipality of South Huron.

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law #69-2018 for the Municipality of South Huron, Corporation of the Municipality of South Huron;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That this By-Law shall apply to Part of Lot 15, Concession 1, former Usborne Ward, with Right of Way (ROW), Municipality of South Huron.
2. That By-Law #69-2018 is hereby amended by changing the zone symbol from the existing Low Density Residential (R1) and Future Development (D) Zone to a Residential High Density Special Provisions Zone (R3-9) Zone on the lands designated 'zone change' on Key Maps, identified as Schedule "C", attached hereto and forming an integral part of this by-law.
3. That By-law 69-2018 is hereby amended by adding Section 21.9.9:


21.9.9 R3-9

Notwithstanding any provision of By-law 69-2018 to the contrary, in the area zoned R3-9, a stacked/cluster townhouse development is permitted subject to the following:

- a) A Stacked/Cluster Townhouse Dwelling is defined as: a residential building divided vertically and/or horizontally into three or more dwelling units by common walls which prevent internal access between dwelling units and is not considered to be a multiple attached unit for the purposes of the By-law.
- b) The property fronts onto Simcoe Street and has a minimum frontage of 15.10 metres. There is no lot frontage requirement for each dwelling unit. The units are provided access to a public road (Simcoe Street) via a privately owned, internal road.
- c) The whole of the lands zoned R3-9 shall be a lot for the purposes of the By-law.
- d) The setbacks to property lines for proposed buildings are as follows:
 - North Property Line – 6.8 metres (front yard/internal side yard)
 - South Property Line – 6.5 metres (rear yard)
 - East Property Line – 6.9 metres (interior side yard)
 - West Property Line – 3.1 metres (interior side yard)
- e) One accessory building or structure may be permitted to serve the overall site in accordance with the requirements of Section 3.2.

- f) A minimum of 1.25 parking spaces per dwelling unit are required in accordance with Section 3.26. Section 3.26.12 does not apply.
 - g) A planting strip is required in accordance with Section 3.28. along the north, west and south property lines.
 - h) The 18 metre minimum required separation distance between buildings does not apply on lands zoned R3-9
 - i) Minimum amenity area for the lands zoned R3-9 shall be 355 square metres
 - j) Landscaped Open Space (minimum) – 30%
 - k) Lot Coverage (maximum) – 40%
 - l) Building Height (maximum) – 12 metres
 - m) All other applicable provisions of this By-law, as amended, shall apply.
6. That the purpose and effect of this amendment, identified as Schedule "A", attached hereto, forms an integral part of this by-law.
7. That the Municipality of South Huron Zoning By-law Location Map, identified as Schedule B, attached hereto, forms an integral part of this by-law.
8. That the Municipality of South Huron Zoning By-law Zone Map 5E, identified as Schedule C, attached hereto, forms an integral part of this by-law.
9. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first time and second time this 15th day of July, 2019.


George Finch, Mayor


Rebekah Msuya-Collison, Clerk

Read a third time and passed this

2019.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule "A" to By-Law #55-2019

Corporation Of The Municipality Of South Huron

By-Law #55-2019 has the following purpose and effect:

This By-law affects the property legally described as Part of Lot 15, Concession 1, former Osborne Ward, with Right of Way (ROW), Municipality of South Huron.

The subject lands are located in the southeast end of Exeter, fronting on Simcoe Street. The subject lands are currently designated Residential in the South Huron Official Plan. This Zoning By-law amendment proposes a change from the existing Development (D) and Low Density Residential Zone (R1) to a Residential High Density Special Provisions zone (R3-9).

The applicant proposes to construct a future stacked/clustered townhouse development. The South Huron Comprehensive Zoning By-law does not have provisions for this type of development; a site specific zone (R3-9) is proposed for this development as a result. Under this site specific zone the applicant is also seeking relief for lot frontage, yard setbacks, parking space requirements, amenity space and landscaped open space. The proposed zone also includes a definition for stacked/clustered townhouse.

This application was considered concurrent with an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for lands located to the east. The applicant proposes a residential subdivision in two phases consisting of 57 multiple attached units, 13 single detached dwellings, two stormwater management ponds and two open space blocks. The related Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision have been approved by Huron County and the Municipality of South Huron. The current site specific R3-9 zone provisions were considered concurrent with the above applications, but South Huron Council deferred the decision on lands proposed to be rezoned R3-9. This site specific zoning is now being brought back to South Huron Council for consideration.

This By-law amends Zoning By-law #69-2018 of the Municipality of South Huron. Maps showing the general location of the lands to which this proposed zoning by-law amendment applies are shown on the following pages.

Exeter
Location Map
South Huron



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Date: 6/17/2019

Schedule "C" to By-Law #55- 2019 Corporation Of The Municipality Of South Huron

