



## PLANNING & DEVELOPMENT

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To: Municipality of South Huron  
From: Craig Metzger, Senior Planner  
Date: May 10, 2022

**Re: Manx Developments Limited Plan of Subdivision 40T22002 and Zoning By-law Amendment: Z01-2022**

Location: Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron  
Address: 72 Wellington Street East  
Owner: Manx Developments Limited  
Applicant: Monteith Brown Planning Consultants (c/o Jay McGuffin)

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### RECOMMENDATION

Plan of Subdivision File 40T22002 be recommended to the County of Huron for approval with the attached conditions.

A resolution be passed pursuant to Section 34(17) of the Planning Act declaring that the changes to the draft zoning by-law amendment after the public meeting are of such a nature that no further notice in respect of the proposed by-law prior to its passing is necessary.

South Huron Zoning By-law amendment application Z1-2022 be approved as revised and shown in the attached draft by-law.

### PURPOSE AND DESCRIPTION

Applications for a plan of subdivision and associated zoning by-law amendment have been received to develop the residentially designated lands located at Part Lot 1090, Plan 376 in Exeter. These lands are to the east and north of the South Huron Recreation Centre and are shown in Figure 1 on the following page.

The subject property is designated *Residential* and *Natural Environment* in the South Huron Official Plan and is approximately 24 hectares (58 acres).

The subdivision is comprised of the following as shown on Figure 2 on page 3:

- a) 159 single detached residential dwelling lots,
- b) 2 blocks for a total of approximately 84 residential dwellings,
- c) a stormwater management pond block,
- d) an open space block at the end of Pryde Boulevard where the existing path to the MacNaughton-Morrison Trail starts,

- e) a block for the naturalized area encompassing the Ausable River, and
- f) new municipal streets.

Access to the property is from Wellington Street East, Pryde Boulevard, Kingscourt Crescent, and Eastern Avenue.

**Figure 1. Subject Lands – 2020 Air Photo**

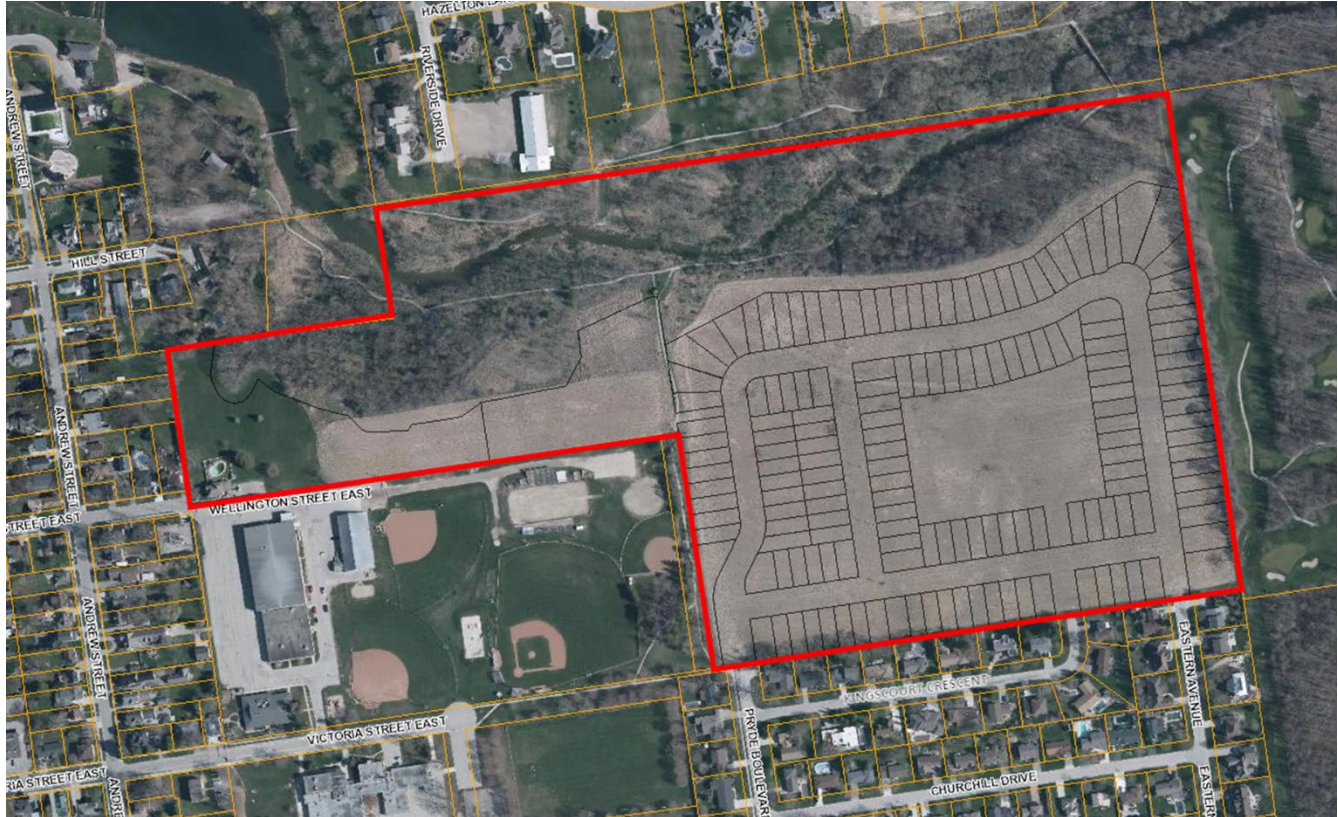
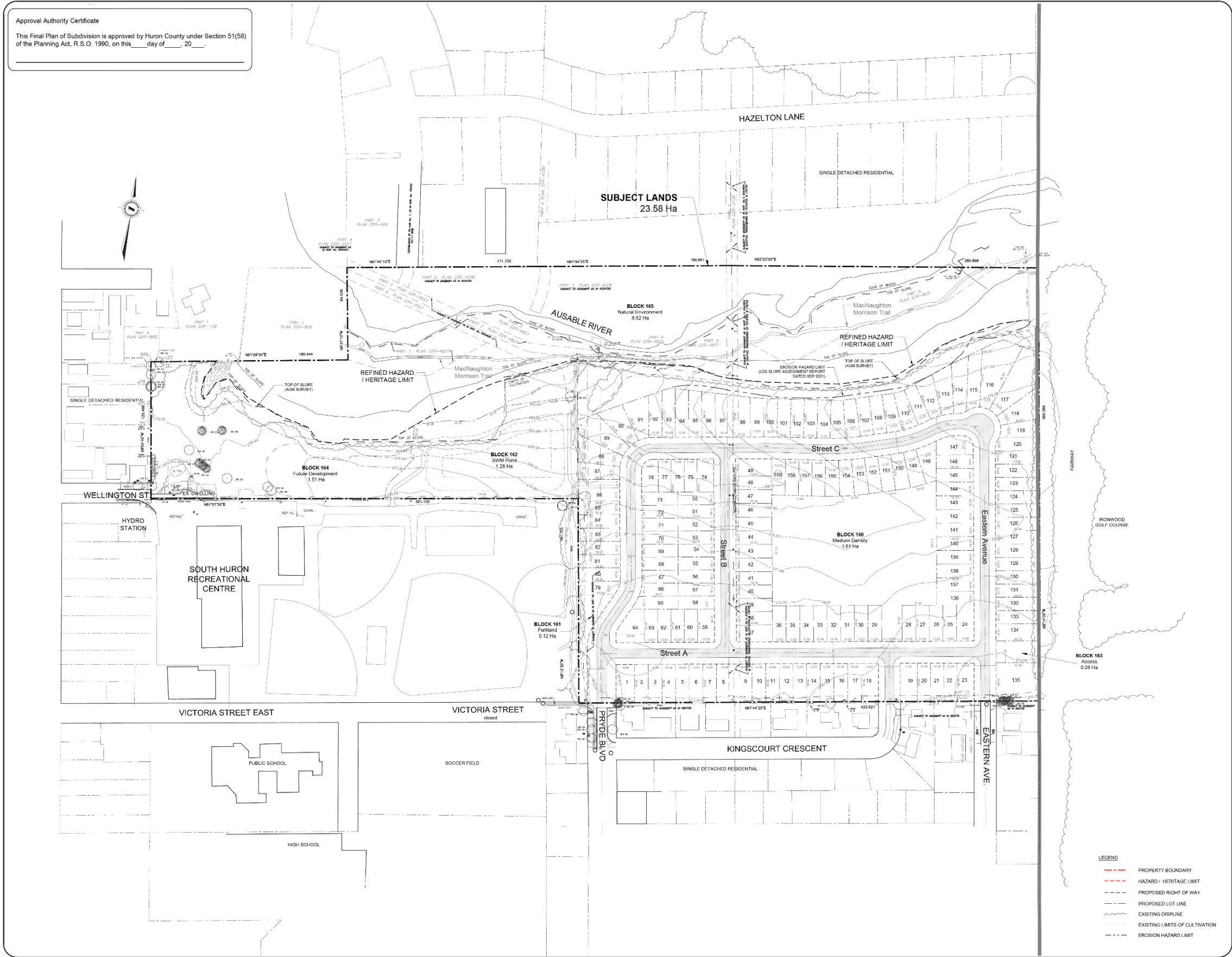


Figure 3 on page 4 identifies the lands to be rezoned which are all currently zoned D (Future Development). The proposed new zonings are:

- a) two special low density residential zones (R1-22-H and R1-23-H) for the single detached lots;
- b) a special high density residential zone with a holding symbol (R3-16-H) for future residential development block in the centre of the subdivision (Block 160);
- c) a special medium density residential zone with a holding symbol (R2-6-H) for the future residential development block at the west end of the subdivision (Block 164);
- d) a special parks & open space zone (OS-1) for the stormwater management pond block (Block 162) to limit its use to this stormwater management infrastructure;
- e) a natural environment zone (NE2) for the additional lands to the north of the development area of the subdivision to match the NE2 zoning of the rest of the naturalized lands along the Ausable River; and
- f) A parks & open space zone (OS) for Block 161 – the small block at the entrance to the subdivision from Pryde Boulevard.

Figure 2. Proposed Plan of Subdivision



**Monteith + Brown**  
planning consultants  
610 PRINCESS AVENUE, LONDON, ONTARIO N6B 2B9  
TEL: (519) 858-1328 E: info@mbpc.ca

**DRAFT PLAN OF SUBDIVISION**

PART LOT 1090 PL 376 EXETER AS IN R299880 & R142430; S/T EXA7854, EXA7945, R294629, R316905, R334754, R334755, LT9732  
MUNICIPALITY OF SOUTH HURON  
HURON COUNTY

**OWNER'S CERTIFICATE**

I, Jay McCutcheon of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Manx Developments Limited.

J. McCutcheon, BA, MCP, RPP Date \_\_\_\_\_  
Monteith Brown Planning Consultants

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S. Date \_\_\_\_\_  
ACM Plan, Survey, Engineer

**KEY PLAN**

Map 83  
N.T.S.  
Main St, Hwy 41  
Wellington St  
EXETER  
Sunder St  
Huron St  
SUBJECT LANDS  
Hazelton Lane  
Ironwood Golf Course  
Comstock Road E

**LAND USE SCHEDULE**

LAND USE	Ha	%
SINGLE DETACHED LOTS 1 TO 159	7.60	51
MEDIUM DENSITY RESIDENTIAL BLOCK 160	1.61	11
PARKLAND BLOCK 161	0.12	1
SWM POND BLOCK 162	1.28	9
ROADS & ACCESS BLOCK 163	2.84	19
FUTURE DEVELOPMENT BLOCK 164	1.51	10
<b>DEVELOPABLE LANDS</b>	<b>14.96</b>	<b>100</b>
NATURAL ENVIRONMENT BLOCK 165	8.62	
<b>TOTAL AREA</b>	<b>23.58</b>	

DRAFT PLAN SUBMITTED ON: \_\_\_\_\_  
No. Submission Date By  
1 FOR REVIEW JAN 2022 BS

**PLANNING ACT:**  
REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)

a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) utility/energy/gravity
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sewers & water
f) as shown on plan	l) as shown on plan

**SURVEYOR**

**AGM** ARCHIBALD, GRAY & MCKAY  
ENGINEERING LTD.  
PLAN • SURVEY • ENGINEER  
1044 WILKINSON ROAD, LONDON, ONT. N6B 2B9  
TEL: (519) 858-1328 FAX: (519) 858-1329  
WWW.AGM-ENGINEERS.COM

**NOTES:** DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
SCALE 1" = 1500'

0 20 40 60m

DRAFT PLAN REVISIONS:

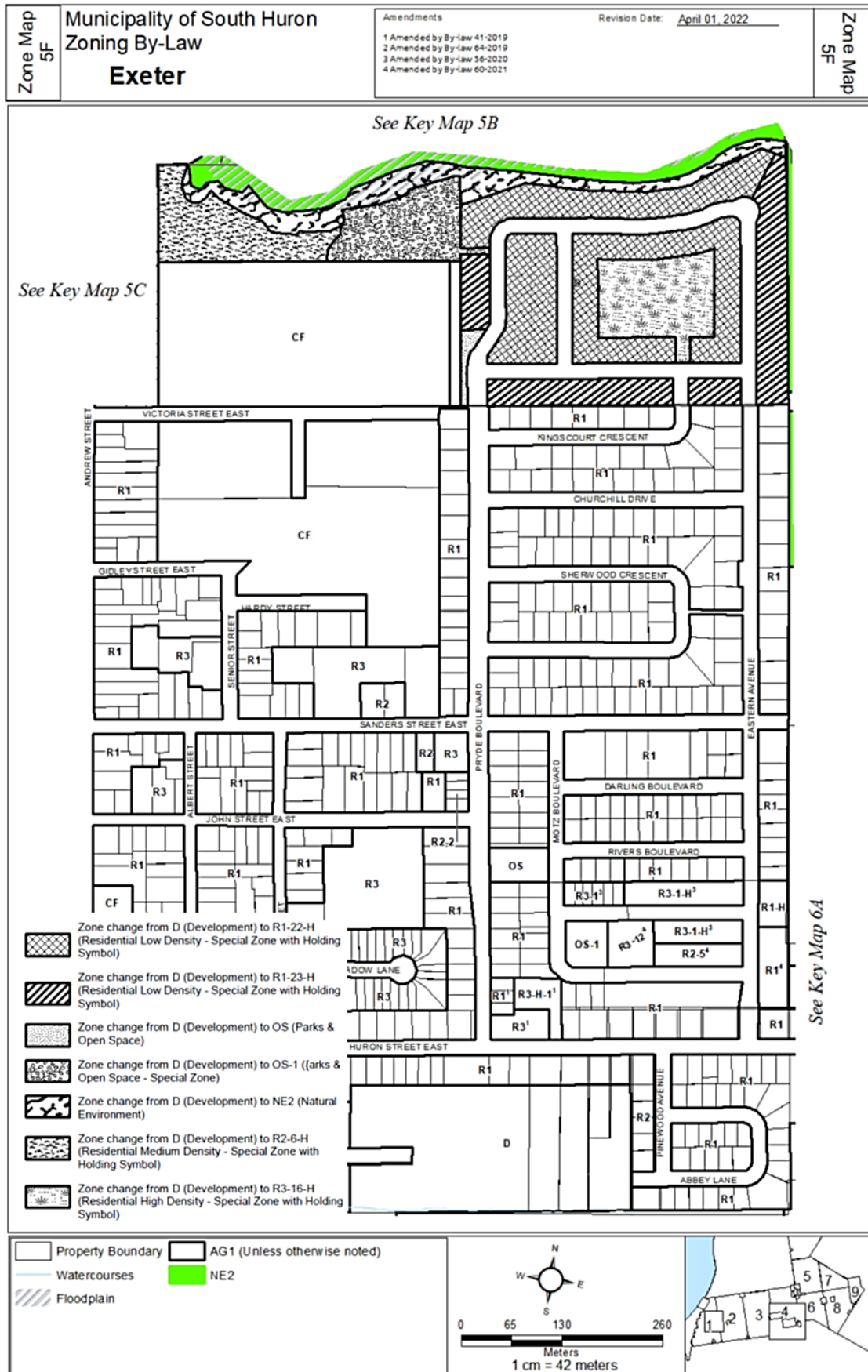
No.	Revision	Date	By
1	SWM POND AREA	MAR 2022	BS

FIGURE 2: 72 Wellington Street East  
Town of Exeter  
Manx Developments Limited

Prepared by: BS Drawn by: BS  
Checked by: JMC Surveyed by: AGM  
Scale: 1:1500 (24"x36") Date: Apr 01, 2022

Drawing No. County File No. File No.  
DP 40T22002 20-2701



**Figure 3. Location of Proposed Zone Changes**

The proposed R1-22-H zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 350 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 430 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 11.8 m and for a corner property from 18 m to 14 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) a side yard abutting a condominium shall be considered an interior side yard;
- f) reduce the minimum exterior side yard setback from 6 m to 4.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50% with the main building limited to 48% coverage.

The proposed R1-23-H zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 420 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 535 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 12 m and for a corner property from 18 m to 15 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m;
- f) increase the minimum rear yard setback from 7 m to 9.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50% with the main building limited to 48% coverage.

The -H holding symbol attached to the R1-22-H and R-23-H zoned lands ensures no development will occur on these lands until an agreement is entered into with the Municipality and the holding symbol removed.

The proposed R2-6-H zone has the following special provisions:

- a) add the following as permitted uses: an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units;
- b) for permitted uses containing one or two dwelling units:
  - a. reduce the minimum frontage for an interior property from 15 m to 12 m;
  - b. reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building; and
  - c. for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides.

The proposed R3-16-H zone has the following proposed special provisions for multiple attached dwellings:

- a) reduce the minimum zone area per dwelling unit for an interior property from 450 m<sup>2</sup> to 260 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 8 m to 6 m and for a corner property from 11 m to 9 m;
- c) add a minimum property depth requirement of 26 m per unit;
- d) replace the requirement for a minimum front yard setback of 7 m and a minimum 1 m difference between front yards of adjoining units with a minimum front yard setback of 6 m to an attached garage and 4.5 m to the main building; and
- e) reduce the required rear yard from 10 m to 7.5 m.

In addition, the R3-16-H zone reduces the minimum separation between main buildings on a property, both multiple attached dwelling and apartment buildings, from 18 m to 7.5 m when the exterior wall has a habitable room. The reduction in separation between multiple attached dwellings is a minor change to the proposed by-law made after the public meeting was held and is to facilitate the construction of multiple attached dwellings while the anticipated vacant land condominium is being finalized. A Council resolution passed pursuant to Section 34(17) of the Planning Act indicating this change is so minor that a second public meeting is unnecessary will be needed before the proposed by-law is passed; otherwise another public meeting would need to be held.

The -H holding symbol is attached to the R2-6-H and R3-16-H zones because the specifics of how those blocks will develop are unknown at this time. The holding symbol prevents development of these lands until details of their development are known and the holding symbol is removed by the Municipality.

A copy of the draft zoning amendment by-law accompanies this report.

A combined public meeting using Zoom was held on May 2, 2022 on both applications and livestreamed as well. At the meeting, five members of the public spoke to the applications as well as a representative of the Ausable Bayfield Conservation Authority. In addition, a staff report summarizing comments received to April 27, 2022 was also presented. Public comments received prior to the public meeting were provided to South Huron Council and considered at the public meeting.

## **COMMENTS RECEIVED**

The public's comments and objections to the applications have covered the following topics:

- a) noise impacts during initial development and house construction (including noise by-laws and enforcement for construction noise)
- b) development density and decreased property values
- c) traffic impacts
- d) second access for Block 160
- e) development plans for Block 160

- f) future access to lands to east of subdivision (golf course lands)
- g) water run-off
- h) fencing and landscaping
- i) sidewalks along Eastern Avenue and Kingscourt Crescent
- j) water main replacement on existing streets
- k) no parking zone along one side of existing streets
- l) service lines for new subdivision
- m) construction impacts on existing streets
- n) construction crew clean-up requirement

In addition, there were responses provided to two inquiries from residents with questions about the applications and process.

Public comments were addressed by the applicant through his presentation and responses to questions at the public meeting. Municipal staff have also reviewed the comments and concerns regarding sidewalks for Eastern Avenue and Kingscourt Crescent, water main replacement and other impacts on existing streets, and a no parking zone along one side of existing streets and have concluded that the proposed subdivision does not trigger the need for those improvements/changes at this time.

In response to the concern about loss of privacy for the residents bordering the subdivision between Pryde Boulevard and Eastern Avenue, there is a proposed subdivision approval condition in the subdivision agreement requirements mandating the developer to construct solid fencing along the rear of Lots 1-23 and along the south boundary of Lot 135.

Comments received from the agencies, municipal staff, and indigenous peoples indicated no objections to the development:

Ausable Bayfield Conservation Authority

- not opposed to the applications: no natural heritage or natural hazard concerns
- detailed stormwater management report required
- permit required for work in regulated area
- support continuing public access to the MacNaughton- Morrison Trail and that Block 165 be in public ownership.

Canada Post      -    Developer to provide location for all required Community Mail Boxes and inform potential homeowners

Enbridge Gas      -    easements and/or agreements for gas services to be provided.

Bell Canada      -    no objections, Developer responsible for service extension costs

Huron Perth Catholic District School Board    -    no concerns

Hydro One      -    no concerns

- South Huron Municipal Staff - no objection, require standard subdivision conditions
- Historic Saugeen Métis - no objection or opposition

Following the public meeting a written comment from the Ausable Bayfield Conservation Authority (ABCA) was received documenting their public meeting comments supporting continued public access to the MacNaughton-Morrison Trail, the NE2 zoning of Block 165, and that Block 165 be in public ownership – either Municipal or ABCA.

### **SUBDIVISION CONDITIONS**

A list of proposed conditions of draft plan approval is attached to this report and addresses the following topics:

- Phasing
- Subdivision naming
- Roads
- Easements and blocks
- Subdivision agreement
- Engineering drawings
- Servicing
- Storm water management
- Zoning
- Parkland, vegetation & landscaping
- Canada Post
- Financial requirements

Many of the above topics have standard conditions that are attached to similar residential subdivisions. Conditions of note include, however:

- #11 Dedicating Block 161 (a remnant block at the entrance to the subdivision from Pryde Boulevard) to the Municipality.
- #12 Dedicating Block 163 to the Municipality for a potential future road access to the golf course lands to the east.
- #13 Dedicating Block 165 (the valley lands containing the MacNaughton-Morrison Trail) to the Ausable Bayfield Conservation Authority.
- #14 Subdivision agreement to include a requirement that the Developer install solid fencing along the rear of Lots 1-23 and along the south boundary of Lot 135 (addressing Kingscourt Crescent privacy concerns) and chain link fencing on the rear of Lots 79-117 (to separate the rear of those lots from natural areas and the access trail) and along the south boundary of Blocks 162 & 164 (to separate the west end block and stormwater management pond from the Recreation Centre lands);
- #30 The Developer to coordinate with the adjacent golf course to develop a netting safety system, including maintenance, for lots adjacent to holes 11 and 12.



## **REVIEW**

### **Planning Act**

Section 2 of the Planning Act requires approval authorities, such as municipalities, to have regard to matters of provincial interest when making decisions on planning applications. The subject applications further the provincial interest by:

- a) protecting ecological systems, including natural areas, features and functions by placing the existing natural area (valley lands) and a buffer from that area in a block that is to be dedicated to the ABCA for conservation purposes;
- b) not impacting agricultural resources as the development lands have been designated for urban development for decades and are isolated from other agricultural lands and operations;
- c) not impacting mineral resources as there are no significant resources on the property;
- d) not impacting archaeological resources as the archaeological study did not find archaeological resources;
- e) using the existing municipal water service and sewage system capacity for the development;
- f) continuing the orderly development of Exeter as an extension of the existing street pattern of the residential development to the south;
- g) proposing and permitting a range of housing types, including single detached and multiple attached townhouses; and
- h) using an appropriate location for the proposed development with its proximity to existing schools, recreational facilities, and other residential areas.

Section 51(24) of the Planning Act outlines subdivision-specific criteria that regard is to be had to when considering issuing draft plan approval. These criteria include the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality along with about a dozen additional listed items. The proposed subdivision meets these criteria as the requirements of Section 2 of the Act have been met, the subdivision is not premature and conforms to the official plan, the land is suitable for residential uses, the road network is adequate, natural areas are protected, flood-prone hazardous areas are avoided, services are available (municipal, utilities, schools), and the lot/block layout and dedications are appropriate.

Both applications meet the requirements of the Planning Act.

### **Provincial Policy Statement, 2020 (PPS)**

Decisions made on planning applications are required to be consistent with the Provincial Policy Statement, 2020 (PPS) and its relevant policies.

Policy 1.1.1 outlines the many factors that contribute to a healthy, liveable and safe community which the proposed plan of subdivision and its associated rezoning advances.

The policies within Section 1.1.3 are for settlement areas, such as Exeter. The proposed applications are consistent with these policies since they:

- further the role of Exeter as a focus for growth and development (policy 1.1.3.1);
- have a density which efficiently uses the land and has available hard services for the development (policy 1.1.3.2); and
- facilitates intensification and a compact form through the lot sizes proposed (policy 1.1.3.4).

Policies 1.4.1 and 1.4.3 speak to maintaining an appropriate range of housing options and densities to meet the needs of current and future residents. Policy 1.7.1 identifies how long-term economic prosperity should be supported which includes “encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.” The proposed development meets all of these policies through the range of housing types proposed (single detached and multi-dwelling unit buildings).

The proposed development satisfies policy 2.1.1 (protecting natural features and areas for the long term), policy 2.2.2 (protecting surface water sources), and policy 2.6.2 (conservation of significant archaeological resources) through the studies completed in support of the applications, the design of the subdivision, and the zoning to ensure development avoids these areas.

Both applications are consistent with the Provincial Policy Statement, 2020.

### **Huron County Official Plan (County OP)**

The Huron County Official Plan (County OP) contains general policies at the county-wide level and also provides guidelines to local municipalities for the development of local official plans. Local official plans are required to conform to the County OP.

Policy 7.3.1 directs growth to settlement areas with the most growth to occur in those urban areas that have full municipal services and a range of residential, commercial, and industrial opportunities, such as Exeter. Servicing in settlements areas is addressed in policy 7.3.4 and includes directing development to fully serviced settlement areas and the use of phasing. The proposed development furthers these policy aims.

Policy 7.3.2 encourages housing intensification and affordability, including an increase in overall density such as found in the proposed development.

Policy 7.3.7 requires development to be designed to preserve and enhance connectivity through a well-connected street pattern. The example given of such a pattern is a modified grid which is the pattern proposed by this development.

The proposed development satisfies policy 3.3.6 (preservation of significant archaeological resources), policy 3.3.9 (transportation land use considerations), policy 6.3.4 (protecting surface water sources), policies 6.3.8 through 6.3.9 (protecting natural features and areas for the long term), policy 6.3.10 (watercourse protection), and policy 6.3.16 (development directed away from natural hazards) through the studies completed in support of the

applications, the design of the subdivision, and the designations/zonings to ensure development avoids areas of concern.

Both applications conform to the County of Huron Official Plan.

### **South Huron Official Plan**

The South Huron Official Plan (South Huron OP) has many similar policies to what are found in the PPS and County OP. There are requirements for protecting natural features (policies 5.4.5.2.3), the protection of watercourses (policy 5.4.6), and avoiding natural hazards including flooding hazards (policies 5.4.8.1 and 11.2.2), all of which the proposed applications satisfy.

Policies with respect to infrastructure and servicing (policies 11.1.3.1 and 11.1.3.2), including new subdivisions being on full municipal sewage and water services, a development agreement being entered into and registered on title, and an integrated road system have also all been met by the proposed development.

Policy 7.4.4.3.3 outlines a number of actions to make housing more affordable that are reflected in the design of the proposed development, specifically increasing density through reduced lot size and the construction of a variety of dwelling types including medium to high density dwellings.

Policy 7.5.5.4.2 acknowledges that single detached dwellings will continue to represent a significant proportion of the new housing within Exeter and is reflected in the design of this subdivision.

Both applications conform to the South Huron Official Plan.

### **Huron County Residential Intensification Guidelines**

The Huron County Residential Intensification Guidelines (RIG) have been produced “as a framework to guide the planning and design of residential intensification projects within the County” and includes guidelines on new neighbourhoods in Section 5. The applicant has submitted an Urban Design Brief based on the Guidelines.

The applications are in line with several of the recommendations found in the Guidelines such as a variety of housing types and built form, gateway lots, roof line transitions, and garage placements. The opportunity to incorporate other recommendations will come at the site plan approval stage when the two blocks are developed.

### **CONCLUSION**

As the applications have been found to comply with the Planning Act, be consistent with the Provincial Policy Statement, 2020, and conform to both the Huron County Official Plan and the South Huron Official Plan, they are all recommended for approval. The actions by South Huron Council to advance their approval include:

- a) Recommending to the County of Huron that Plan of Subdivision File 40T22002 receive draft plan approval with conditions; and
- b) Approving South Huron Zoning By-law amendment application Z1-2022.

As there were changes to the draft zoning by-law amendment after the public meeting, a resolution needs to be passed under Section 34(17) of the Planning Act declaring that the changes to the draft zoning by-law amendment after the public meeting are of such a nature that no further notice of the proposed by-law prior to its passing is necessary. If the resolution is not passed, then another public meeting would be required.

Sincerely,

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Craig Metzger  
Senior Planner

## DRAFT PLAN APPROVAL FOR PLAN OF SUBDIVISION

**File:** 40T22002

**Developer:** Monteith Brown Planning Consultants for Manx Developments Ltd.

**Lower Tier:** Municipality of South Huron

**Subject Lands:** Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron, County of Huron

**Date of Draft Approval:** \_\_\_\_\_

WHEREAS the application for subdivision 40T22002 has been circulated according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Procedures Manual;

AND WHEREAS the application affects an area designated for residential development in the Municipality of South Huron Official Plan;

AND WHEREAS any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

NOW, THEREFORE the Council of the Corporation of Huron hereby issues draft approval to file 40T22002 which pertains to Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron and the following conditions shall apply.

The County of Huron's conditions, amendments, and administration requirements to final approval for registration of this subdivision (File 40T22002) are as follows (the following conditions must be met prior to final approval):

### CONDITIONS

#### Description

1. This approval applies to the draft plan dated April 1, 2022. The subdivision consists of 159 single detached residential dwelling lots, 2 blocks for future higher density residential development, 1 block for stormwater management, 1 block for open space, 1 block for natural environment, and new municipal streets on an area of approximately 24 hectares (58 acres).

#### Phasing

2. The subdivision may be registered in phases per a phasing plan acceptable to the Municipality of South Huron.
3. That any road or stormwater management and drainage infrastructure required for the independent development of either phase shall be completed to the satisfaction of the Municipality of South Huron prior to the registration of the respective Phase.

#### General

4. The subdivision to be named to the satisfaction of the Municipality of South Huron.



### Roads

5. That roads be developed to a standard acceptable to the Municipality of South Huron.
6. The road allowances shown on the draft plan shall be dedicated to the Municipality of South Huron.
7. The roads shown on the draft plan be named and numbered for 911 purposes to the satisfaction of the Municipality of South Huron and the County of Huron.
8. Any deed ends and/or open sides of road allowances created by this Plan of Subdivision shall be terminated in 0.3 metre reserve to be conveyed to and held in trust by the Municipality of South Huron until required for future road allowances or the development of adjacent land.

### Easements and Blocks

9. Any easements required for municipal services will be provided by the Developer to the satisfaction of the Municipality of South Huron.
10. Any easements as may be required for any utility purposes, including but not limited to electricity, telecommunications, cable, gas and hydro shall be granted by the Developer gratuitously to the appropriate authorities to their satisfaction.
11. Block 161 (a remnant block) shall be dedicated to the Municipality of South Huron to the satisfaction of the Municipality of South Huron.
12. Block 163 shall be dedicated to the Municipality of South Huron for future road access.
13. Block 165 shall be dedicated to the Ausable Bayfield Conservation Authority to the satisfaction of the Ausable Bayfield Conservation Authority.

### Subdivision Agreement

14. The Developer shall enter into a Subdivision Agreement with the Municipality of South Huron which shall list all requirements, including financial or otherwise for the development of the subdivision plan including but not limited to the following:
  - a. provisions for phases;
  - b. provision for roads to a standard acceptable to the Municipality of South Huron and for the naming of such roads;
  - c. provisions for the allocation of municipal reserve capacity for water and sewer that is coordinated with the phases;
  - d. provisions for the installation of and connection to municipal services (water, sanitary and storm systems);
  - e. provision of storm water management facilities;
  - f. provision of grading and drainage plans and related installations;
  - g. provision of trees and landscaping on streets and any other public areas;
  - h. provision of sidewalks;
  - i. location and width of driveways;

- j. provision of solid fencing along the rear of Lots 1-23 and along the south boundary of Lot 135;
  - k. provision of chain link fencing on the rear of Lots 79-117 and along the south boundary of Blocks 162 & 164;
  - l. provisions to address requirements by other review agencies;
  - m. see Condition 32 regarding Canada Post; and
  - n. other such matters as determined by the Municipality of South Huron.
15. A copy of the Subdivision Agreement shall be provided to the County of Huron's Planning and Development Department, prior to final approval.
16. The Subdivision Agreement shall be registered against the lands to which it applies by the Municipality of South Huron, and paid for by the Developer.

Engineering Drawings

17. Prior to final approval of each phase and sub-phase, the Developer shall submit for approval subdivision design drawings (which also include the location and width of all driveways) as well as preliminary design sketches for all public works and services within the entire subdivision (as per the Function Servicing Report), prepared and certified by a Professional Engineer to the satisfaction of the Municipality of South Huron.

Servicing

18. That the Developer agrees in writing to satisfy all requirements, financial and otherwise, of the Municipality of South Huron concerning the provision of roads, installation of services, drainage, and water and sewage capacity.
19. That a street lighting plan be submitted and approved by the Municipality of South Huron.
20. The Developer shall enter into an agreement with Hydro One Networks Inc. regarding electrical services and supply.
21. The Developer will consult with Hydro One Networks Inc. regarding the existing overhead electrical line to the satisfaction of the Municipality of South Huron.
22. That Hay Communications, Bell Canada or any other communication provider selected by the Developer, advise the Municipality of South Huron that satisfactory arrangements have been made for the installation of underground communication facilities on the site and connecting facilities to the site and the developer sign a letter of understanding with the communication provider. The Developer shall confirm with the Municipality of South Huron the number and location of services provided.
23. The Developer agrees to provide Enbridge Gas Inc. (operating as Union Gas) the necessary easements and/or agreements required by Enbridge Gas for the provision of gas services for this project, in a form satisfactory to Enbridge Gas.

Storm Water Management

24. Prior to final approval, the Developer shall submit the following reports prepared by a qualified professional engineer, and completed to the satisfaction of the Municipality of South Huron and the Ausable Bayfield Conservation Authority:
  - a. A final storm water management plan;
  - b. Details regarding the maintenance of any stormwater management facilities.
  - c. A storm water management Maintenance Manual.
25. Prior to final approval, the Developer shall submit the following reports, prepared by a qualified professional engineer, and completed to the satisfaction of the Municipality of South Huron and the Ausable Bayfield Conservation Authority:
  - a. A final overall lot grading and drainage plan;
  - b. A final erosion and sedimentation control plan.
26. Block 162 shall be dedicated to the Municipality of South Huron for the purposes of stormwater management following the complete construction of all facilities outlined in the stormwater management plan including any facilities located on lands currently owned by the Municipality of South Huron.

Zoning

27. The subject lands be zoned to the satisfaction of the Municipality of South Huron.

Parkland, Vegetation & Landscaping

28. Cash in lieu of parkland be conveyed to the Municipality of South Huron as per Section 51.1 of the Planning Act to the satisfaction of the Municipality of South Huron.
29. Prior to final approval, the Developer shall provide a landscape/tree planting plan to the satisfaction of the Municipality of South Huron.
30. The Developer coordinate with the adjacent golf course to develop a netting safety system, including maintenance, for lots adjacent to holes 11 and 12 to the satisfaction of the Municipality of South Huron.

Canada Post

31. Prior to final approval, the Developer shall consult with Canada Post to determine suitable temporary and permanent locations for the Community Mail Boxes and that the locations will be indicated on the appropriate servicing plans.
32. The Subdivision Agreement shall contain the following clauses:
  - a. *The Developer covenants and agrees to provide the Municipality of South Huron with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved engineering design drawings/Draft Plan at the time of sidewalk and/or curb installation. The Developer further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB, provided the Developer has paid for the activation and equipment installation of the CMBs;*
  - b. *The Developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that*

*indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.*

- c. *The Developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.*
- d. *The Developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.*
- e. *The Developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:*
  - *Any required walkway across the boulevard, per Municipal standards;*
  - *Any required curb depressions for wheelchair access, with an opening of at least two metres (consult Canada Post for detailed specifications); and*
  - *A Community Mailbox concrete base pad per Canada Post specifications.*

#### Financial Requirements

- 33. The Developer shall pay any outstanding charges to the Municipality of South Huron prior to final Approval.
- 34. Reimbursement by the Developer of any legal, and/or engineering and consulting fees and disbursements incurred by the Municipality of South Huron in connection with the review or approval of this plan of subdivision, shall be made.
- 35. Reimbursement by the Developer of any legal, and/or engineering and consulting fees and disbursements incurred by the County of Huron in connection with the review or approval of this plan of subdivision, shall be made.

#### **ADMINISTRATION**

The Developer has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, and in the absence of an extension applied for by the Developer and approved by the County, then the draft approval shall be deemed to be void.

The County is to be advised in writing by the appropriate agencies that the foregoing conditions have been satisfied (see Notes to Draft Approval for addresses of agencies).

#### **NOTES TO DRAFT APPROVAL**

- 1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron Planning and Development Department, quoting the County file number.
- 2. An application for final approval of the Plan of Subdivision must be submitted to the County of Huron with copies of the required clearance letters. Be advised the County of Huron requires a minimum of two weeks to review an application for final approval of a Plan of Subdivision.

3. A copy of the final M-Plan is required by the County of Huron and the Municipality of South Huron.
4. It is the responsibility of the Developer to provide the County of Huron with the required information and fees to extend this draft approval. Should this information and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse.
5. An updated review of the plan and revisions to the Conditions of Approval may be necessary if an extension of Draft Plan Approval is to be granted.
6. Ausable Bayfield Conservation Authority (ABCA) notes that formal written permission from ABCA under Ontario Regulation 147/06 is required for all storm water-related facilities within the regulated area, including the storm water management pond, grading, storm outlet features, etc.
7. Bell Canada notes the Developer is required to agree to the following requirements:
  - a) The Developer agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Developer shall be responsible for the relocation of any such facilities or easements at their own cost.
  - b) It is the responsibility of the Developer to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Developer may be required to pay for the extension of such network infrastructure.
  - c) If the Developer elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

8. Clearances are required from the following:

Municipality of South Huron  
 322 Main Street South  
 Exeter, ON, N0M 1S6  
 Conditions #2-9, 11-12, 14, 16-19, 21, 24-30, 32-34

Canada Post  
 955 Highbury Ave  
 London, ON, N5Y 1A3  
 Conditions #31

County of Huron Planning & Development Department  
 57 Napier Street, 2<sup>nd</sup> Floor  
 Goderich, ON, N7A 1W2  
 Conditions #7, 15, 31, 35

Bell Canada (if applicable)  
 F1-575 Riverbend Drive  
 Kitchener, ON, N2K 3S3  
 Conditions #10, 22

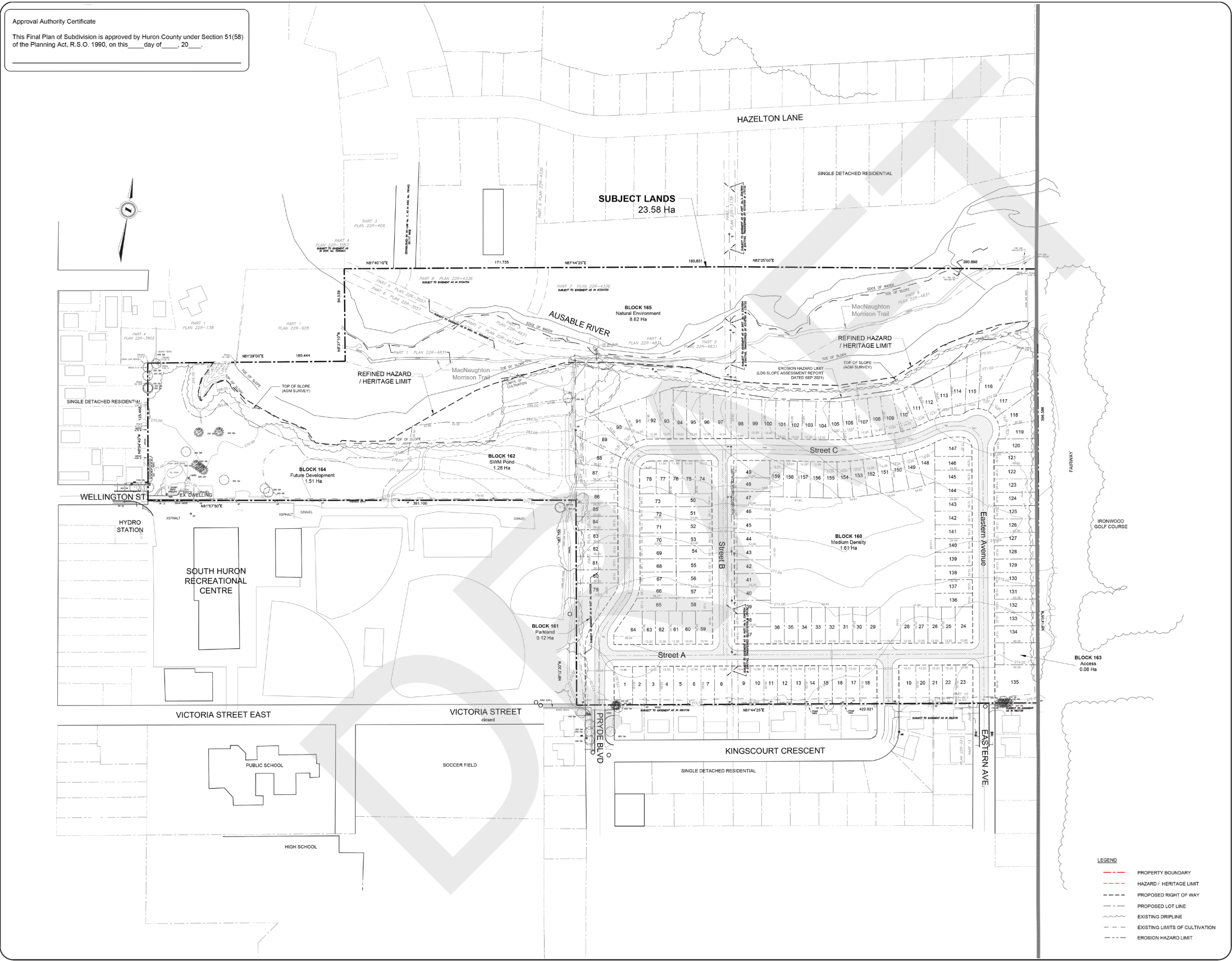
Hydro One Networks Inc.  
 Underground Subdivisions Department  
 420 Welham Road  
 Barrie, ON, L4N 8Z2  
 Conditions #10, 20

Hay Communications (if applicable)  
 72863 Blind Line  
 P.O. Box 99  
 Zurich, ON, N0M 2T0  
 Conditions #10, 22

Ausable Bayfield Conservation Authority  
 71108 Morrison Line, R.R. #3  
 Exeter, ON, N0M 1S5  
 Conditions #13, 24, 25

Enbridge Gas Inc.  
 50 Keil Drive North  
 Chatham, ON, N7M 5M1  
 Conditions #10, 23





**DRAFT PLAN OF SUBDIVISION**

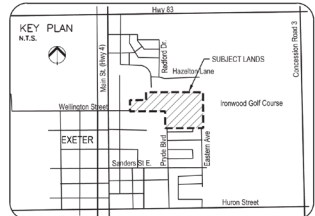
PART LOT 1090 PL 376 EXETER AS IN R299860 & R142430; S/T EXA7854, EXA7945, R294629, R316905, R334754, R334755, LT9732 MUNICIPALITY OF SOUTH HURON HURON COUNTY

OWNER'S CERTIFICATE  
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Manx Developments Limited.

J. McGuffin, BA, MCIP, RPP  
Monteith Brown Planning Consultants  
Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Wilband, O.L.S.  
AGM Plan, Survey, Engineer  
Date \_\_\_\_\_



LAND USE SCHEDULE		
LAND USE	H <sub>a</sub>	%
SINGLE DETACHED LOTS 1 TO 159	7.60	51
MEDIUM DENSITY RESIDENTIAL BLOCK 160	1.61	11
PARKLAND BLOCK 161	0.12	1
SWM POND BLOCK 162	1.28	9
ROADS & ACCESS BLOCK 163	2.84	19
FUTURE DEVELOPMENT BLOCK 164	1.51	10
<b>DEVELOPABLE LANDS</b>	<b>14.96</b>	<b>100</b>
NATURAL ENVIRONMENT BLOCK 165	8.62	
<b>TOTAL AREA</b>	<b>23.58</b>	

DRAFT PLAN SUBMISSION			
No.	Submission	Date	By
1	FOR REVIEW	JAN 2022	BS

PLANNING ACT  
REQUIREMENTS UNDER SECTION 51 (1) OF THE PLANNING ACT, 1990 (as amended)

a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on key plan	i) silty/sandy/gravelly
d) as shown on land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sewers & water
f) as shown on plan	l) as shown on plan



NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1:1500



DRAFT PLAN REVISIONS			
No.	Revision	Date	By
1	SWM POND AREA	MAR 2022	BS

PROJECT: 72 Wellington Street East  
Town of Exeter  
Manx Developments Limited

Prepared by: bs  
Checked by: jmc  
Scale: 1:1500  
GTA (N7)

Drawn by: bs  
Surveyed by: AGM  
Date: Apr 01, 2022

Drawing No. DP  
County File No. 40T22002  
File No. 20-2701

## **The Corporation of the Municipality of South Huron**

### **By-Law #XX-2022**

#### **Being a By-Law to amend By-Law # 69-2018 of the Municipality of South Huron for lands described as Part Lot 1090, Plan 376, Exeter Ward, 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, as amended, 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 Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron and includes Schedules A, B, & C attached hereto.
2. That By-Law # 69-2018 is hereby amended by the addition of the following:

#### **19.8.22 R1-22-H**

Notwithstanding the provisions to the contrary, on the lands zoned R1-22, a side yard abutting a condominium shall be considered an interior side yard and the following provisions shall apply:

- Zone area (minimum) interior property: 350 square metres
- Zone area (minimum) corner property: 430 square metres
- Frontage (minimum) interior property: 11.8 metres
- Frontage (minimum) corner property: 14 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage
- Exterior side yard (minimum): 4.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

3. That By-Law # 69-2018 is hereby amended by the addition of the following:

#### **19.8.23 R1-23-H**

Notwithstanding the provisions to the contrary, on the lands zoned R1-23, the following provisions shall apply:

- Zone area (minimum) interior property: 420 square metres
- Zone area (minimum) corner property: 535 square metres
- Frontage (minimum) interior property: 12 metres
- Frontage (minimum) corner property: 15 metres
- Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage

- Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage
- Exterior side yard (minimum): 4.5 metres
- Rear yard (minimum): 9.5 metres
- Zone coverage (maximum): 50% all structures, 48% main building

4. That By-Law # 69-2018 is hereby amended by the addition of the following:

20.10.6 R2-6-H

In the area zoned R2-6-H, an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units are also permitted uses subject to the requirements of the R3 zone.

Notwithstanding the provisions to the contrary, on the lands zoned R2-6, the following provisions shall apply for permitted uses containing one or two dwelling units:

- a) Frontage (minimum) interior property: 12 metres
- b) Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
- c) Interior side yard (minimum): 1.2 metres on both sides when there is an attached garage

5. That By-Law # 69-2018 is hereby amended by the addition of the following:

21.9.16 R3-16-H

Notwithstanding the provisions to the contrary, on the lands zoned R3-16, the following provisions shall apply:

- a) for multiple attached dwellings:
  - Zone area (minimum) interior property: 260 square metres per dwelling unit
  - Frontage (minimum) interior property: 6 metres
  - Frontage (minimum) corner property: 9 metres
  - Property depth (minimum): 26 metres
  - Minimum distance between front yards of adjoining units: 0 metres
  - Front yard (minimum): 4.5 metres for the main building and 6 metres for an attached garage
  - Rear yard (minimum): 7.5 metres
- b) for multiple attached dwellings and an apartment building, the minimum separation between an exterior wall with a habitable room and another main building shall be 7.5 metres.

6. That By-Law # 69-2018 is hereby amended by changing the lands identified on the attached Schedule C from D (Future Development) to:

R1-22-H (Residential Low Density – Special Zone),  
R1-23-H (Residential Low Density – Special Zone),  
R2-6-H (Residential Medium Density – Special Zone with a holding symbol),  
R3-16-H (Residential High Density – Special Zone with a holding symbol),  
NE2 (Natural Environment),

OS (Parks & Open Space), and  
OS-1 (Parks & Open Space – Special Zone).

7. All other provisions of By-law # 69-2018 shall apply.
8. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*, as amended.

Read a first time and second time \_\_\_\_\_, 2022.

Read a third time and passed \_\_\_\_\_, 2022.

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George Finch, Mayor

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Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #XX-2022– to amend By-Law 69-2018

By-Law #XX-2022 has the following purpose and effect:

This Zoning By-law Amendment affects the lands described as Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron (municipal address: 72 Wellington Street East).

The lands to be rezoned are currently zoned D (Future Development) and are proposed to be rezoned to facilitate a proposed residential subdivision containing one hundred and fifty-nine (159) single detached residential lots and two blocks for future higher density residential development of approximately eighty-four (84) dwelling units. The single detached lots are proposed to be rezoned to R1-22-H and R1-23-H to reflect the design of the proposed subdivision. The block for future residential development in the centre of the subdivision is to be zoned R3-16-H while the medium density residential block at the west end of the subdivision is to be zoned R2-6-H. In addition, the block for a stormwater management pond is to be zoned OS-1 (Parks & Open Space – Special Zone) to limit its use to this stormwater management infrastructure. Additional lands to the north of the development area of the subdivision are to be rezoned to NE2 (Natural Environment) to match the NE2 zoning of the rest of the naturalized lands along the Ausable River. A small block at the entrance to the subdivision from Pryde Boulevard is to be zoned OS (Parks & Open Space).

The proposed R1-22-H zone has the following special provisions:

- a) a side yard abutting a condominium is considered an interior side yard;
- b) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 350 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 430 m<sup>2</sup>;
- c) reduce the minimum frontage for an interior property from 15 m to 11.8 m and for a corner property from 18 m to 14 m;
- d) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- e) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- f) reduce the minimum exterior side yard setback from 6 m to 4.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50% with the maximum zone coverage for the main building set at 48%.

The proposed R1-23-H zone has the following special provisions:

- a) reduce the minimum zone area for an interior property from 450 m<sup>2</sup> to 420 m<sup>2</sup> and for a corner property from 540 m<sup>2</sup> to 535 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 15 m to 12 m and for a corner property from 18 m to 15 m;
- c) reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building;
- d) for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides;
- e) reduce the minimum exterior side yard setback from 6 m to 4.5 m;
- f) increase the minimum rear yard setback from 7 m to 9.5 m; and
- g) increase the maximum zone coverage permitted from 40% to 50% with the maximum zone coverage for the main building set at 48%.



The proposed R2-6-H zone has the following special provisions:

- a) subject to the requirements of the R3 zone, add the following as permitted uses: an apartment building, long-term care home, retirement home, and multiple attached dwelling exceeding 4 dwelling units;
- b) for permitted uses containing one or two dwelling units:
  - i. reduce the minimum frontage for an interior property from 15 m to 12 m;
  - ii. reduce the minimum front yard setback from 7.5 m to 6 m to an attached garage and 4.5 m to the main building; and
  - iii. for a property with an attached garage, reduce the minimum interior side yard setback from 1.8 m to 1.2 m on both sides.

The proposed R3-16-H zone has the following proposed special provisions for multiple attached dwellings:

- a) reduce the minimum zone area per dwelling unit for an interior property from 450 m<sup>2</sup> to 260 m<sup>2</sup>;
- b) reduce the minimum frontage for an interior property from 8 m to 6 m and for a corner property from 11 m to 9 m;
- c) add a minimum property depth requirement of 26 m per unit;
- d) replace the requirement for a minimum front yard setback of 7 m and a minimum 1 m difference between front yards of adjoining units with a minimum front yard setback of 6 m to an attached garage and 4.5 m to the main building; and
- e) reduce the required rear yard from 10 m to 7.5 m.

In addition, the R3-16-H zone reduces the minimum separation between buildings, whether apartments or multiple attached dwellings, on a property from 18 m to 7.5 m when the exterior wall has a habitable room.

A holding zone symbol is attached to the lands being rezoned to prevent the lands from being developed until all the Municipal subdivision conditions have been met and the details of development for the residential blocks zoned R2-6-H and R3-16-H are known.

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

Schedule “B” to By-Law #XX-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment



Schedule “C” to By-Law #XX-2022 – to Amend By-Law 69-2018

Showing the Area Subject to the Amendment

