

Plan of Subdivision: 40T22002

Zoning By-law Amendment: Z01-2022

Part Lot 1090, Plan 376, Exeter Ward, Municipality of South Huron

Address: 72 Wellington Street East

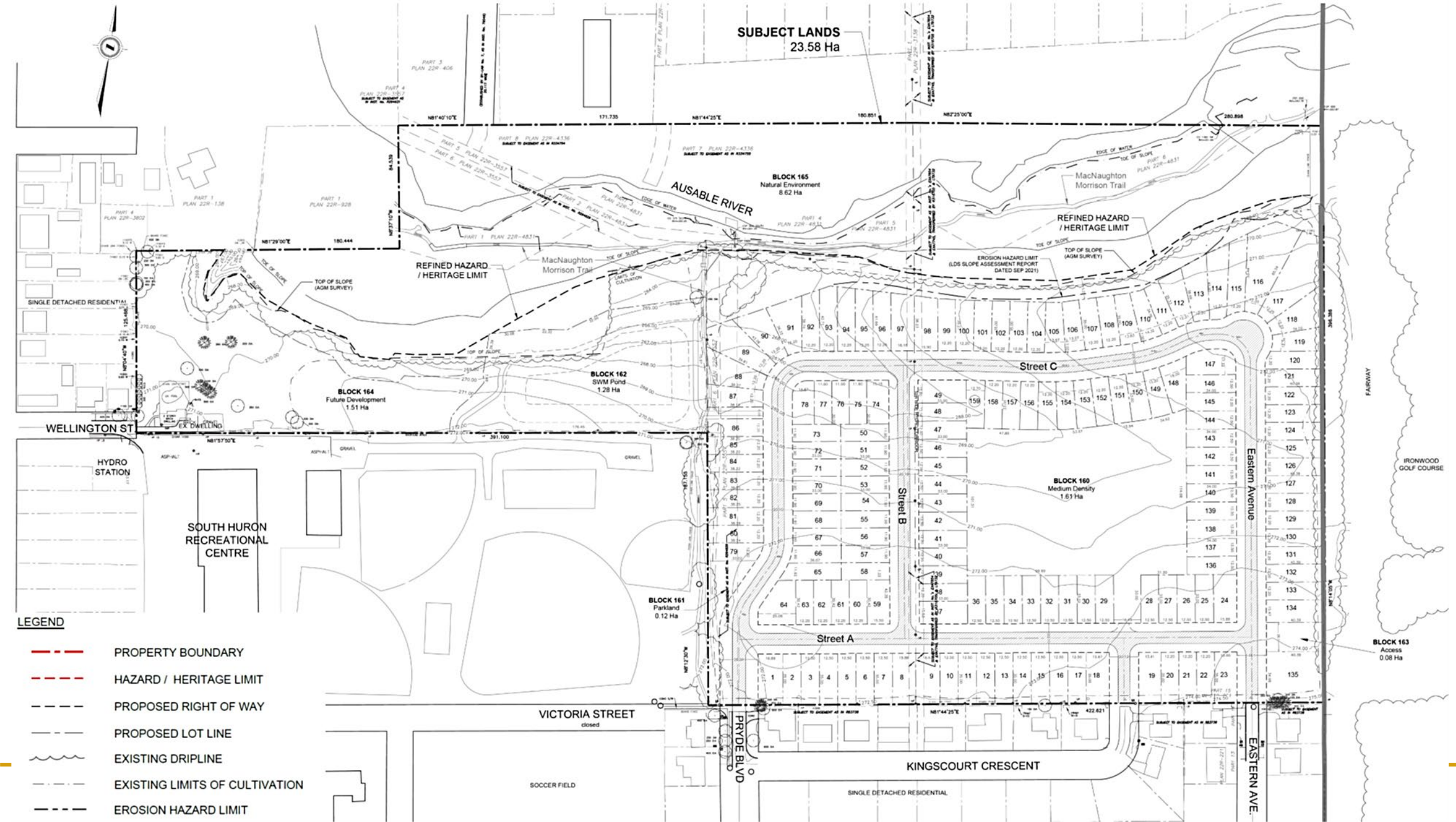
Owner: Manx Developments Limited

Applicant: Monteith Brown Planning Consultants (c/o Jay McGuffin)

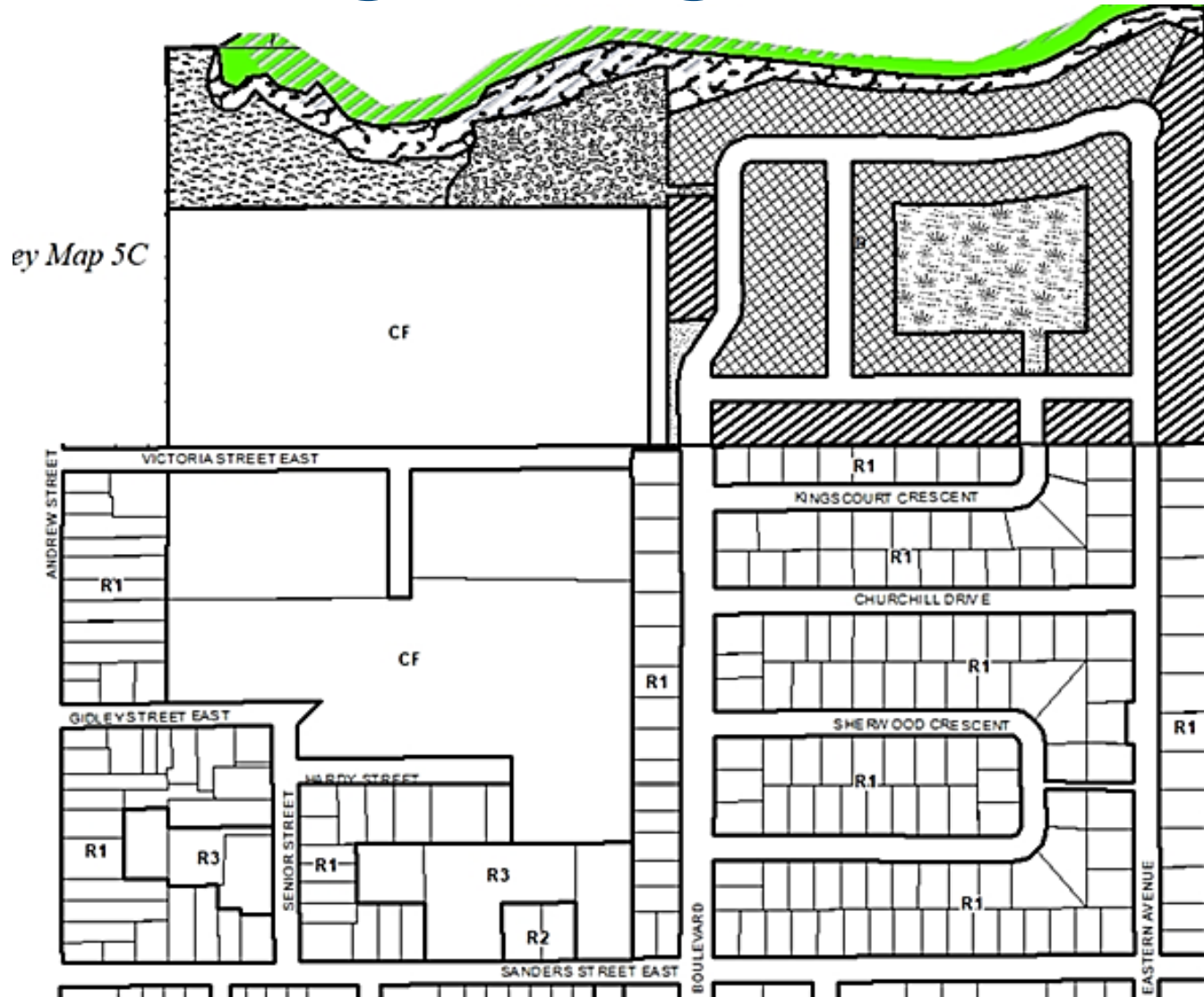





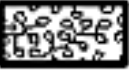



Subject Lands – 2020 Air Photo





Zoning Changes



-  Zone change from D (Development) to R1-22-H (Residential Low Density - Special Zone with Holding Symbol)
-  Zone change from D (Development) to R1-23-H (Residential Low Density - Special Zone with Holding Symbol)
-  Zone change from D (Development) to OS (Parks & Open Space)
-  Zone change from D (Development) to OS-1 (Parks & Open Space - Special Zone)
-  Zone change from D (Development) to NE2 (Natural Environment)
-  Zone change from D (Development) to R2-6-H (Residential Medium Density - Special Zone with Holding Symbol)
-  Zone change from D (Development) to R3-16-H (Residential High Density - Special Zone with Holding Symbol)

Public Comments

- 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

Comments: Agencies, Municipal Staff, and Indigenous Peoples

No objections or concerns:

Ausable Bayfield Conservation Authority

Bell Canada

Canada Post

Enbridge Gas

Huron Perth Catholic District School Board

Hydro One

South Huron Municipal Staff

Historic Saugeen Métis

Since May 2nd Public Meeting

No additional public comments received.

ABCA letter received documenting their public meeting comments.

R3-16-H zone modification:

include multiple attached dwellings in the reduced separation where there is more than one main building (apartment or multiple attached dwellings) on a property.

Plan of Subdivision

Proposed Conditions of Draft Plan Approval

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

Planning Review

- Planning Act
- Provincial Policy Statement, 2020
- Huron County Official Plan
- South Huron Official Plan
- Huron County Residential Intensification Guidelines

Recommendation

1. Plan of Subdivision File 40T22002 be **recommended for approval** to the County of Huron with the attached conditions.
2. 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.
3. South Huron Zoning By-law amendment application Z1-2022 be **approved** as revised and shown in the attached draft by-law.