

**From:** [Maureen Cole](#)  
**To:** [Mayor Finch](#); [Deputy Mayor Dietrich](#); [Councillor Neeb](#); [Councillor Ferguson Willard](#); [Councillor Faubert](#); [Councillor Vaughan](#); [Councillor Oke](#)  
**Cc:** [Rebekah Msuya-Collison](#)  
**Subject:** Zoning bylaw housekeeping amendment?  
**Date:** Sunday, August 7, 2022 2:15:50 PM

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**Aug 6, 2022**

**Dear Mayor Finch, and Council,**

**I have copied a few sentences of a motion and added on to the revised agenda for the last regular council meeting before “lame duck”,**

**“That Council endorses the following policy strategies to be incorporated into a zoning bylaw housekeeping amendment:**

- **Permit up to four units as of right in low density areas; i.e. quadraplex, house conversion to apartments, apartments over garages**
- **Permit row houses with an unlimited number of units and multi-unit residential buildings (apartments and stacked towns) up to a maximum of 3 storeys within medium density areas; Potential based on criteria to be developed.**
- **Integrate a transition medium density zone which permits up to 4 storeys in select areas of Exeter (near the downtown, in proximity to community facilities, arterial nodes);**
- **Permit up to 6 storeys as of right in high density zones;**
- **Revise minimum density requirements i.e. increase # of units hectare – increase efficiency of municipal services**
- **Permit Additional Residential Units (attached/detached) in village, town and agricultural settings (within both AG1 and AG4);**
- **Permit broader housing options for on-farm labour; -permanency, year round**
- **Convert arterial portions of South Bank and Historic Core to Mixed Use where either highway commercial, community facility or high density residential are permitted either stand alone or in combination.; and a policy review be undertaken on the following:**
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**That Council endorse the following timeline to initiate the attainable and affordable housing policies, strategies and framework as follows:**

- **Seek approval from Council to move forward with proposed changes (August 8th)**
- **Begin changes through “house cleaning amendment in 2022 with goal of implementation in Spring 2023.**
- **Incorporate a Growth Study and Community Improvement Plan in the 2023**

**budget**

- **Initiate an full Official Plan Review in 2023 to be completed in 2024 (4th Qtr.)**
- **Update Zoning By-law as required 2024-25 (4th Qtr. or 1st Qtr.)”**

**Can you please help me to understand**

- 1. How does this policy strategy, and “ zoning bylaw housekeeping amendments “ apply to the South Huron Official plan that was consolidated June 2021?**
- 2. Is there any relationship building between the SH policy strategy and the Huron County Official Plan and Housing strategy?**
- 3. What would be the time frame for doing a secondary plan, that would include a public meeting, with public input?**
- 4. What is the sense of urgency in this “zoning bylaw housekeeping amendment” and direction for another study when we know from the past actions, that a new council may have different vision/priorities, such as a secondary plan that would include public consultation?**

Maureen Cole