



## Staff Memo

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**Report To:** South Huron Council  
**From:** **Mike Rolph**  
**Director of Building and Planning | CBO**  
**Date:** September 18, 2023  
**Subject:** Housing Update - Zoning By-law Amendments

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### **Background and Analysis:**

Attached to this Memo is the Report from Craig Metzger, Senior Planner providing a synopsis of the proposed amendments to the Zoning By-law in response to Councils motion 271-2022. Below is a quick summary of which of strategies within motion have been addressed within these proposed amendments and which strategies will be addressed during the review of the Official Plan.

#### Motion 271-2022 strategies:

*Permit up to four units as of right in low density areas, i.e., quadraplex, house conversion to apartments, apartments over garages.*

These strategies are addressed within this amendment as. Low Density zones (R1) permit up to three dwelling units (in line with Bill 23). Medium and High-Density zones (R2/R3) will be for quadraplex, multi-unit dwellings (apartments) as well as rowhouse dwellings. Dwellings are permitted above garages, within dwellings as well as in detached accessory structures (as per Bill 23).

*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.*

These strategies are reflected in this amendment.

*Integrate a transition medium density zone which permits up to 4 storeys in select areas of Exeter (near downtown, in proximity to community facilities, arterial nodes).*

This strategy will be reviewed in more detail at the time of the Official Plan review.

*Permit up to 6 storeys as of right in high density zones.*

This strategy will be reviewed in more detail at the time of the Official Plan review.

*Revise minimum density requirements i.e., increase # of unit's hectare increase efficiency of municipal services.*

This strategy is reflected within this amendment.

*Permit Additional Residential Units attached/detached); in village, town and agricultural settings (within both AG1 and AG4)*

This strategy is reflected within this amendment.

*Permit broader housing options for on-farm labour -permanency, year-round.*

This strategy is reflected within this amendment.

*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.*

This strategy will be reviewed in more detail at the time of the Official Plan review.

Updated timelines

Original timelines	Updated timelines
Begin changes through house cleaning amendment in 2022 with goal of implementation in Spring 2023	Implementation in Q1 of 2024
Incorporate a Growth Study and Community Improvement Plan in the 2023 budget	Will be incorporated in 2024 budget.

<p>Initiate a 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.)</p>	<p>Initiate a full Official Plan Review in 2024 to be completed in 2024 (4th Qtr.) Update Zoning By-law as required 2024-25 (4th Qtr. or 1st Qtr.)</p>
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