

Public Meeting:

Housing Update to South Huron Official Plan & Zoning Bylaw

Municipally-initiated Amendment

November 6, 2023



Background

- Update policies and provisions in the Official Plan and Zoning By-law because of:
 - Changes to Provincial Policy Statement (2020)
 - County Official Plan (2021)
 - New Provincial legislation (Bill 23: More Homes Built Faster Act, 2022)
 - Council direction to facilitate residential development at increased density (2022)
- The update introduces more flexible housing options, such as:
 - Additional residential units in towns, villages and agricultural settings; and
 - Intensification within existing urban neighbourhoods.
- In addition, there are minor changes to both documents in advance of next year's Official Plan Review

Public Consultation

- Newspaper & radio advertising
- South Huron website
- Social media promotion
- Open House (held Wednesday, October 18th from 10 am to 6 pm)
- Comments received:
 - Recognition of the need for additional housing opportunities with comments in support of additional residential units
 - A comment suggesting increased parking requirements for lower density housing types (such as single detached) and some community facility uses (such as arenas, hospitals, clinics).

Public Consultation Comments

- General recognition of the need for additional housing opportunities with comments in support of additional residential units.
- Increase parking requirements for lower density housing types (such as single detached) and some community facility uses (such as arenas, hospitals, clinics).
- Need more affordable housing in the form of co-op housing, such as Exandarea Meadows Housing Co-operative in Exeter.
- Amendments are far-reaching and major in scope and should be part of the upcoming Official Plan Review which should occur after the Water and Wastewater Master Plan Update is completed.

Additional Proposed Amendments

- a) Set parking requirements for triplex and quadruplex dwellings.
- b) Place zone sections of the Zoning By-law (Sections 4 through 40) in alphabetical order and renumber the sections sequentially.
- c) Update the table in the Zoning By-law that lists the zone symbol, zone name, and zone section.
- d) Modify the maximum zone coverage for rowhouse dwellings so it is similar to what is proposed for single detached dwellings (fully serviced), converted dwellings, and dwelling with supports.
- e) Move the ARU provisions for residential zones to their respective zone and clarify that for partially or privately serviced properties that only one (1) ARU is permitted, and the ARU must be on a property of at least 4,000 square metres.

Agricultural Area

1. Permit Additional Residential Units (ARU) on:
 - a) Commercial scale farms (AG1): a maximum of two (2) ARUs permitted of which one (1) may be a detached unit.
If detached, ARU located within 60 metres of the main dwelling, uses the same laneway, and meets required front yard setback and MDS.
 - b) Small agricultural holdings (AG4): one (1) ARU in either the main dwelling or as a detached unit.
If detached, ARU located to rear or side and within 60 metres of the main dwelling, uses the same laneway, and meets AG4 main building setbacks and MDS.

Agricultural Area

2. Allow on-farm worker housing to be permanent housing rather than seasonal, expand the eligible building types, and increase the number of dwelling units to a maximum of six (6) units.
3. Add an Official Plan goal recognizing a strong agricultural economy requires housing while not allowing the decentralization of general housing onto prime agricultural lands.
4. Change the AG2 zone used for the retained farmland from a surplus residence severance:
 - a) Add a cannabis production facility as a permitted use.
 - b) Remove seasonal worker housing as a permitted use.

Agricultural Area

5. Update On-Farm Diversified Use policies and provisions to reflect updated Provincial Policy and permit a wider range of on-farm businesses (on-farm markets, on-farm events facility, etc.).
6. Clarify that Minimum Distance Separation (MDS) does not apply to On-Farm Diversified Uses and Agricultural Commercial Industrial (AG3) uses.
7. Amend the application of MDS so cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
8. For the Agricultural Small Holding (AG4) zone, remove converted dwelling as a permitted use, remove livestock limitations, and update location requirements for buildings containing livestock and other accessory buildings.
9. Clarify that the sale of forest products as part of a General Agriculture Use is for forest products that are cultivated and produced on site.

Urban Settlement Areas

10. Policies and provisions for two (2) Additional Residential Units (ARU) in R1, R2 and R3 zones in fully serviced settlement areas. Permit a single ARU for a single detached dwelling in a partially/privately serviced settlement area subject to lot size considerations due to septic system servicing concerns.
11. Require new semi-detached, duplex, and converted dwellings as well as triplexes to be on full services.
12. Permit mobile homes to be used for detached ARUs in R1, R2 and R3 zones.
13. Introduce or refine definitions for various housing-related definitions, such as rowhouse, additional residential unit, multiple unit dwelling, dwelling with supports, accessory dwelling, and residential density.
14. Permit “dwelling with supports” in R1, R2 and R3 zones.

Urban Settlement Areas

15. Permit triplexes in the R1 zone and multiple unit dwellings in the R2 zone.
16. Remove the unit maximum for rowhouses in the medium density (R2) zone.
17. Parking revisions:
 - a) Dwelling with supports: 2 spaces,
 - b) Huron County Housing Corporation units: 0.25 space per unit
 - c) C5 Zone dwelling unit: 1 space per unit
 - d) Triplex and Quadruplex: 1 space per unit
 - e) Rowhouse: 1 unenclosed space per unit
 - f) Allow tandem parking for all residential buildings with less than 5 units
 - g) Allow off-site parking for all zones (not just commercial) provided parking is within 150 metres

Urban Settlement Areas

18. Clarify requirements for residential development in the mixed commercial development (C5) and require 2 storey (7 metres) minimum building height. Official Plan to provide building height flexibility.
19. Reduce and standardize interior side yard setbacks from 3 metres and 1.8 metres to 1.5 metres for all building types in residential zones except quadruplexes and multiple unit dwellings.
20. Increase the maximum, all structures, zone coverage for single detached dwellings (fully serviced), converted dwellings, and dwelling with supports to 45% and for rowhouses to 42% but limit the main building for all these types to 40%.

Urban Settlement Areas

21. Reduce the 7.5 metres front yard setback for single detached (fully serviced), converted dwellings, semi-detached, duplex, and dwelling with supports from and the 7 metres for rowhouses to 4.5 metres for the main dwelling and 6 metres for an attached garage.
22. Remove link semi-detached dwelling as a permitted building type.
23. For multiple unit dwellings, remove provisions regulating common walkways location and reduce outdoor amenity area requirements to a single communal outdoor amenity area of minimum of 100 square metres in a square or rectangular orientation.
24. Add provisions to automatically recognize semi-detached, duplex, triplex, quadruplex, rowhouse, and multiple unit dwellings that are subdivided into separately conveyable units as complying with their zone provisions.

Urban Settlement Areas

25. Add a policy and provision requiring new residential areas to meet a minimum density threshold of 15 main dwelling units/hectare (a new Residential Greenfield (RG1) zone). A special RG1-1 zone requires R3 specific uses to be a minimum of 50 metres from all R1 and R2 zoned properties.
26. Require the design of residential development, including infill and intensification, within established areas to demonstrate compliance with the Huron County Residential Intensification Guidelines (RIGS).
27. Add microbrewery as a permitted use in the M1 (Light Industrial) zone and brewery as a permitted use in the M2 (General Industrial) zone.

Lakeshore Residential

28. Additional Residential Units would continue to not be permitted within the Lakeshore Residential designation or LR1 zone.

Natural Environment

29. Reduce the maximum ground floor area of accessory buildings in the Natural Environment (NE1) zone from 100 square metres to 50 square metres.

General Implementation

30. Replace “medical marihuana production facility” with “cannabis production facility” throughout the Zoning By-law with updated requirements.
31. Clarify that all residential uses are subject to the Sewage Treatment Facility Buffer Overlay.
32. Require new residential lot creation in the partially/privately serviced settlement areas, including the lakeshore, to comply with Provincial requirements for nitrates (Ministry of Environment D-5-4 Guideline) using Huron County’s Terms of Reference for Nitrate Studies.
33. Clarify that the latest Federal legislation is always referred to in Zoning By-law.

General Implementation

34. Delete redundant provisions that are already addressed elsewhere in the Zoning By-law.
35. Clarify that the provisions regarding storage containers does not apply to storage containers which are disassembled and utilized as building materials in compliance with the Ontario Building Code.
36. Add roads and trails to the list of public services and utilities not regulated by the Zoning By-law.
37. Put Sections 4 through 40 of the Zoning By-law in alphabetical order by zone symbol and re-number the sections sequentially while updating the table that lists the zone symbol, zone name, and zone section.

Recommendation

- The Official Plan Amendment be adopted and forwarded to the County of Huron for approval; and
- The associated amended Zoning By-law Amendment be approved.

Council should carefully consider any comments and/or concerns expressed at this public meeting prior to making their decision on these amendments.