



Zelinka Priamo Ltd.

LAND USE PLANNERS

April 14, 2023

Sent via email

Ms. Vanessa Culbert, Planning Coordinator
Infrastructure and Development
The Corporation of the Municipality of South Huron
322 Main Street South
Exeter, ON
N0M 1S6

Dear Ms. Culbert,

**Re: Application for Zoning By-law Amendment
 Southbridge Healthcare LP
 Proposed Long-Term Care Facility
 Exeter, ON**

Our File: SBG/EXE/22-01

On behalf of CVH (No.8) LP. (Southbridge Healthcare), Zelinka Priamo Ltd. is pleased to submit materials for a Zoning By-law Amendment application for the above-noted lands (the "Subject Lands") to permit the development of a 3-storey Long-Term Care (LTC) facility.

BACKGROUND

The 1.74ha subject lands are located approximately 184m (603ft) north of Huron Road West, directly to the rear of Exeter Christian Reformed Church in the Municipality of South Huron. The subject lands are currently part of a larger parcel of land, are in the process of being severed.

The subject lands are within the "Settlement Area" land use designation under the Huron County Official Plan; are within the "Residential" land use designation as per Schedule 'C' – Land Use Plan Exeter Ward in the Municipality of South Huron; and, are currently zoned "Future Development (D) Zone" under the Municipality of South Huron Zoning By-law.

The lands do not currently have frontage on a public right-of-way. However, it is anticipated that as part of the present severance process, an access and service easement in a 20m wide block of land, being a projection of Block 42 in the abutting Snider Crescent subdivision to the east, will be established for the purposes of a future Right-Of-Way extension, thereby providing access to the remaining lands.

PROPOSED DEVELOPMENT

Southbridge Healthcare is proposing a new 3-storey, 160-bed Long-Term Care (LTC) facility.

- The proposed development will provide a gross floor area of approximately 10,187.2m²;
- The proposed development will provide 105 surface parking spaces, including four (4) barrier-free parking spaces;
- Surface parking is proposed in both the side yards. Pedestrian circulation is accommodated from the proposed LTC facility to the parking area, as well as to the proposed public sidewalk along the southerly portion of the site, connecting to a future public road.
- The future public road extension will facilitate the extension of municipal services to the subject lands, ensuring that sanitary, water, and storm sewers will all be implemented to support the LTC facility.

PROPOSED ZONING BY-LAW AMENDMENT

As detailed in the Planning Justification Letter, the subject lands are proposed to be re-zoned through this present Zoning By-Law Amendment application to a site-specific “Residential – High Density R3-(_) Zone” with special regulations to permit *only* a Long-Term Care Home and reduced requirements for lot frontage and front yard setback.

A Consent to Sever application has already been submitted to the County of Huron for the proposed development, and is currently under review.

ELECTRONIC SUBMISSION PACKAGE

The electronic submission package containing the materials listed below has been uploaded to Cloudpermit, which includes the following:

- The completed Zoning By-law Amendment application form, including authorizations;
- Site Plan, Shadow Study, and Renderings(PDF file);
- Planning Justification Report; and,
- Servicing and Grading Brief.

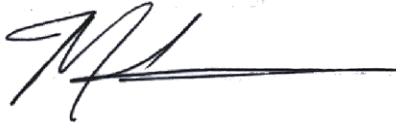
A Traffic Impact Assessment is currently being finalized and will be submitted imminently.

Please note that the application fee cheque in the amount of \$2,067.00 made payable to the Municipality of South Huron, will be delivered to the County office shortly.

We trust that the enclosed information is satisfactory and we look forward to working with Staff on this file. If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'ML', followed by a horizontal line extending to the right.

Matt Litwinchuk, BEDP

Planner

cc. Alex da Costa, Southbridge Healthcare, CVH (No.8) LP
Thomas and Noella Triebner