

To: Sandra Weber, Director
From: Craig Metzger, Senior Planner
Date: January 4, 2022

Re: Plan of Subdivision 40T15002 Redline Revisions

Part Lots 764 & 884, Plan 376, Exeter Ward, Municipality of South Huron

Owner: Buckingham Estates Ontario Ltd.

Applicant: Monteith Brown Planning Consultants

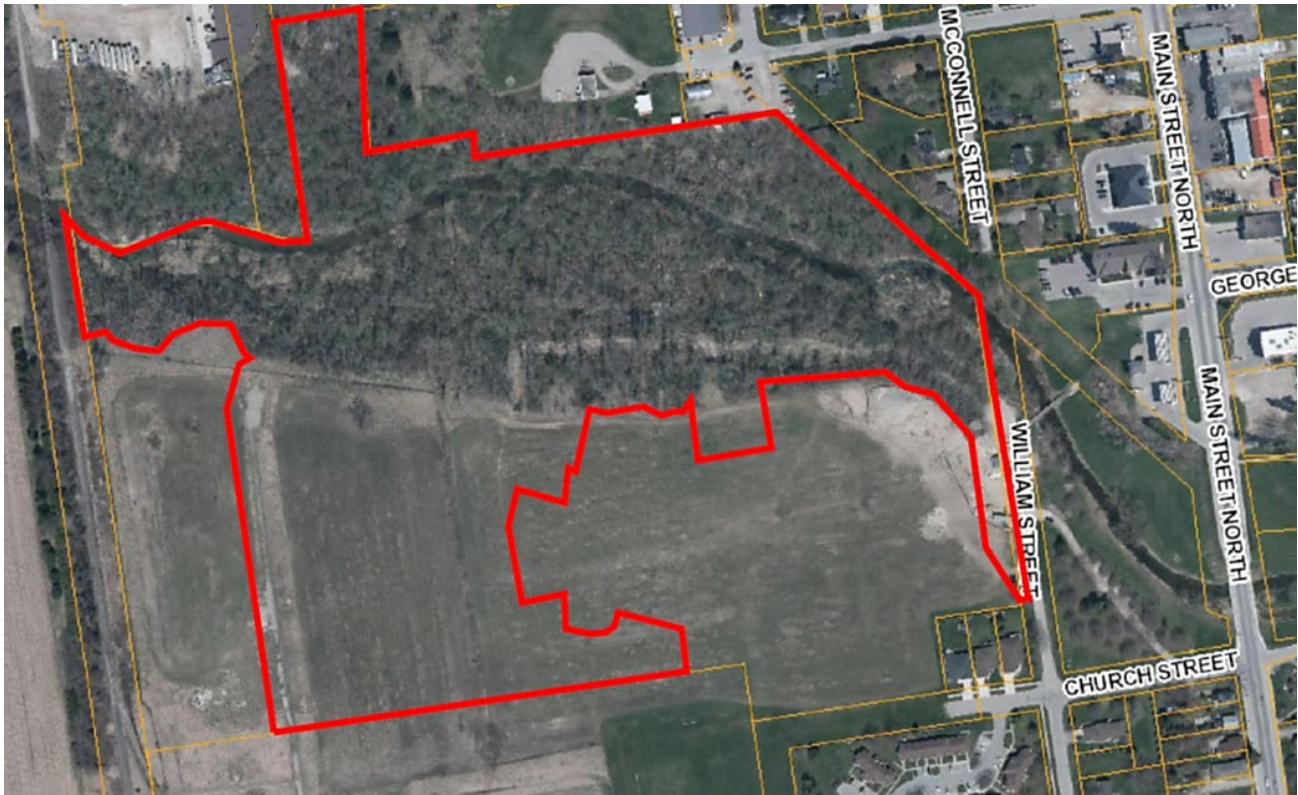
RECOMMENDATION

The application to modify the layout of the draft plan for subdivision for file 40T15002 be **approved**.

BACKGROUND

This application affects the property legally described as Part Lots 764 & 884, Plan 376, Exeter Ward within the Municipality of South Huron as shown in Figure 1 below.

Figure 1. 2020 Air Photo with subject parcel outlined in red

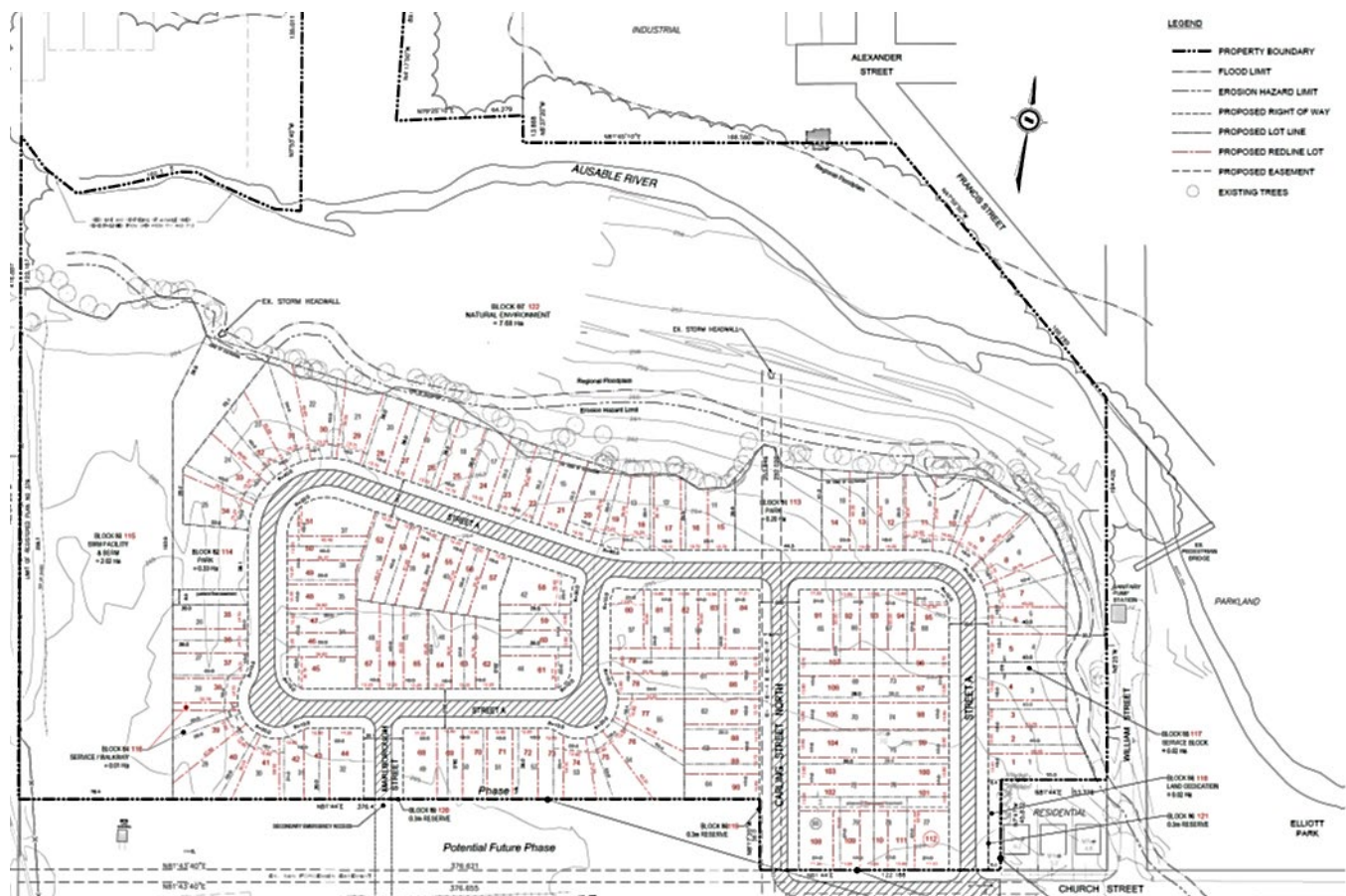


Subdivision file 40T15002 received draft plan approval in 2016. In 2019 ownership of the property changed from Hensall District Co-operative to CVD Exeter and draft plan approval was extended for a further three years. Draft plan approval is now set to expire on October 6, 2022. In 2021, ownership of the property changed again and the new owners, Buckingham Estates, desire to modify the layout of the subdivision before obtaining final approval and commencing construction of the subdivision as planned for later this year.

As originally draft plan approved, the subdivision was comprised of 80 single detached dwelling lots and a stormwater management facility at the west end of the subdivision with access from an extension of Church Street to two new streets in the subdivision.

The applicant received approval for redline modifications to the subdivision layout in April of 2021 to increase the number of single detached lots from 80 to 112 as shown by the “redline revisions” in Figure 2 below. These modifications facilitated the 59 lots of Phase 1 of the development coming on the market after Phase 1’s final approval in October, 2021.

Figure 2. Draft Plan of Subdivision as of April 2021



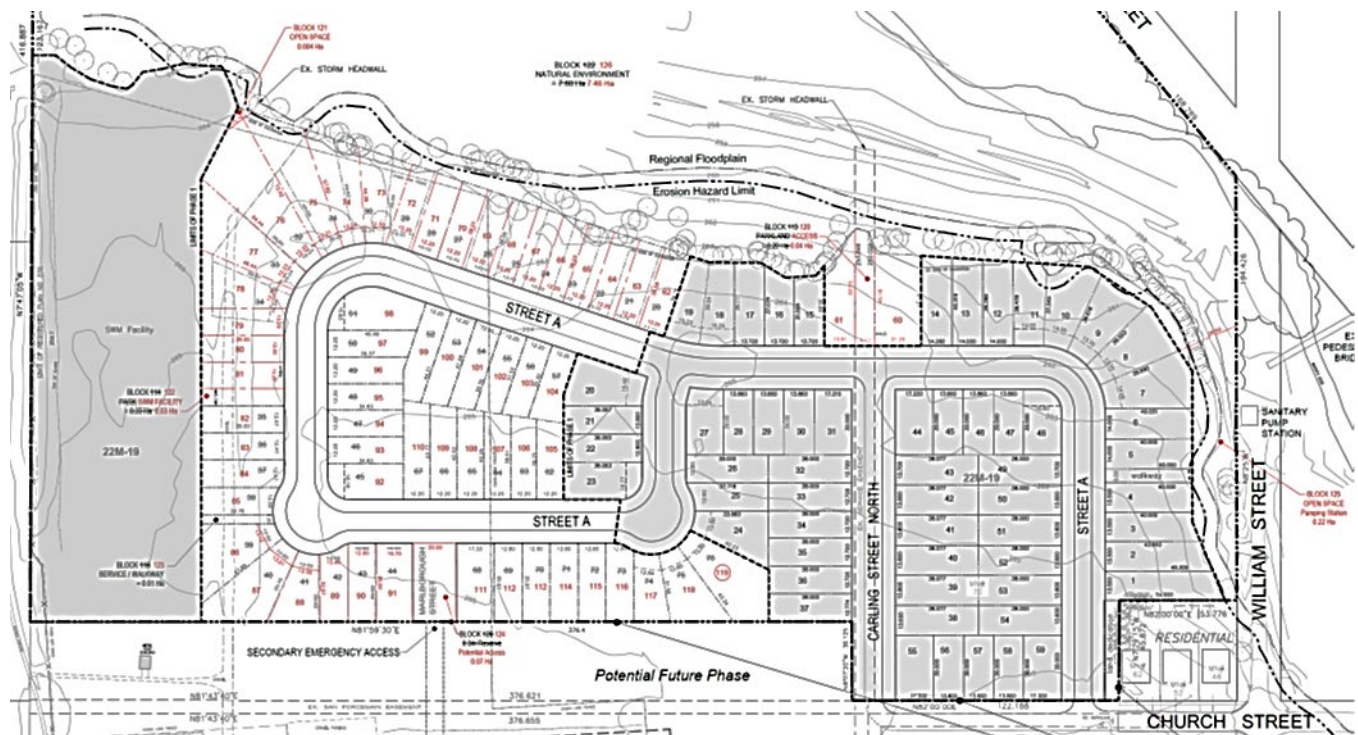
The applicant has now applied for further modifications for the remainder of the draft plan (Phase 2) that result in the addition of seven more residential lots: six lots through a reduction in the size of the two park blocks and their conversion to access walkways at the request of South Huron staff and an additional lot through reduced property frontages that

still exceed the minimum required by the subdivision's R1-14 zoning (see Figure 3 below for the latest proposed revised plan). There is also a revision to create a block to be dedicated to the Municipality for the William Street Sewage Pumping Station. The proposed street stub for the potential future extension of Marlborough Street to the development is changed to a future road access block to defer its construction until its needed for the development of the residential lands to the south. The requested changes are considered minor and a public meeting was not required to be held.

REVIEW

The subject lands are designated *Residential* on Schedule 'C' of the South Huron Official Plan and zoned *R1-14 (Residential Low Density – Special Zone)* in the South Huron Zoning By-law on Zone Map 5A.

Figure 3. Proposed Redline Revisions to Draft Plan of Subdivision



South Huron staff have no objections to the application and no other comments have been received.

The Provincial Policy Statement (PPS) 2020 directs development to existing settlement areas and encourages residential intensification and the efficient use of municipal services (policies 1.1.3.1 to 1.1.3.4 and 1.4.3). This zoning by-law amendment furthers these development and housing policy objectives and is therefore consistent with the PPS.

The Huron County Official Plan directs growth to fully serviced settlement areas, such as Exeter, and encourages residential intensification, increased density, and optimized municipal infrastructure (policies 7.3.1, 7.3.2, and 7.3.4). The proposed amendment is in

keeping with these policies and as a result, this amendment conforms to the County Official Plan.

The South Huron Official Plan (OP) policies are similar to the policies of the Provincial Policy Statement and County Official Plan. The South Huron OP identifies Exeter as the focus of growth within the Municipality with a focus on residential development through intensification (policies 7.4.1, 7.4.2, and 7.5.5.4.1) and outlines policies for new residential neighbourhoods (policy 7.5.5.4.12). The increased density proposed by proposed subdivision modifications furthers these policy directions and as such, this amendment conforms to the South Huron Official Plan.

The Municipality of South Huron has recommended that the requested redline revisions be approved.

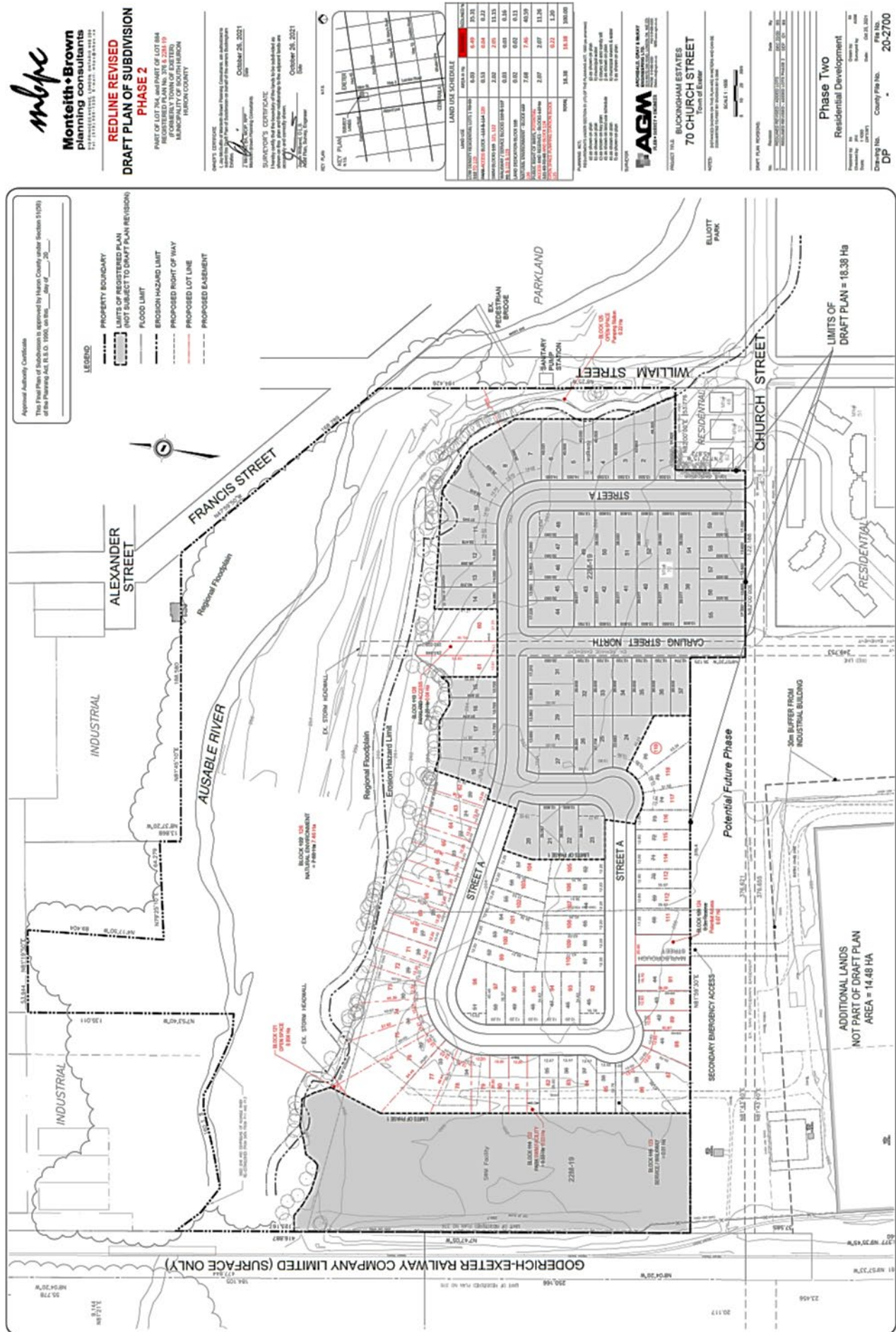
In light of the above comments, the requested redline revisions are consistent with the Provincial Policy Statement 2020 and conform to both the Huron County and South Huron Official Plans and so it is recommended that the requested redline revisions to the draft plan-approved subdivision (file 40T15002) be approved.

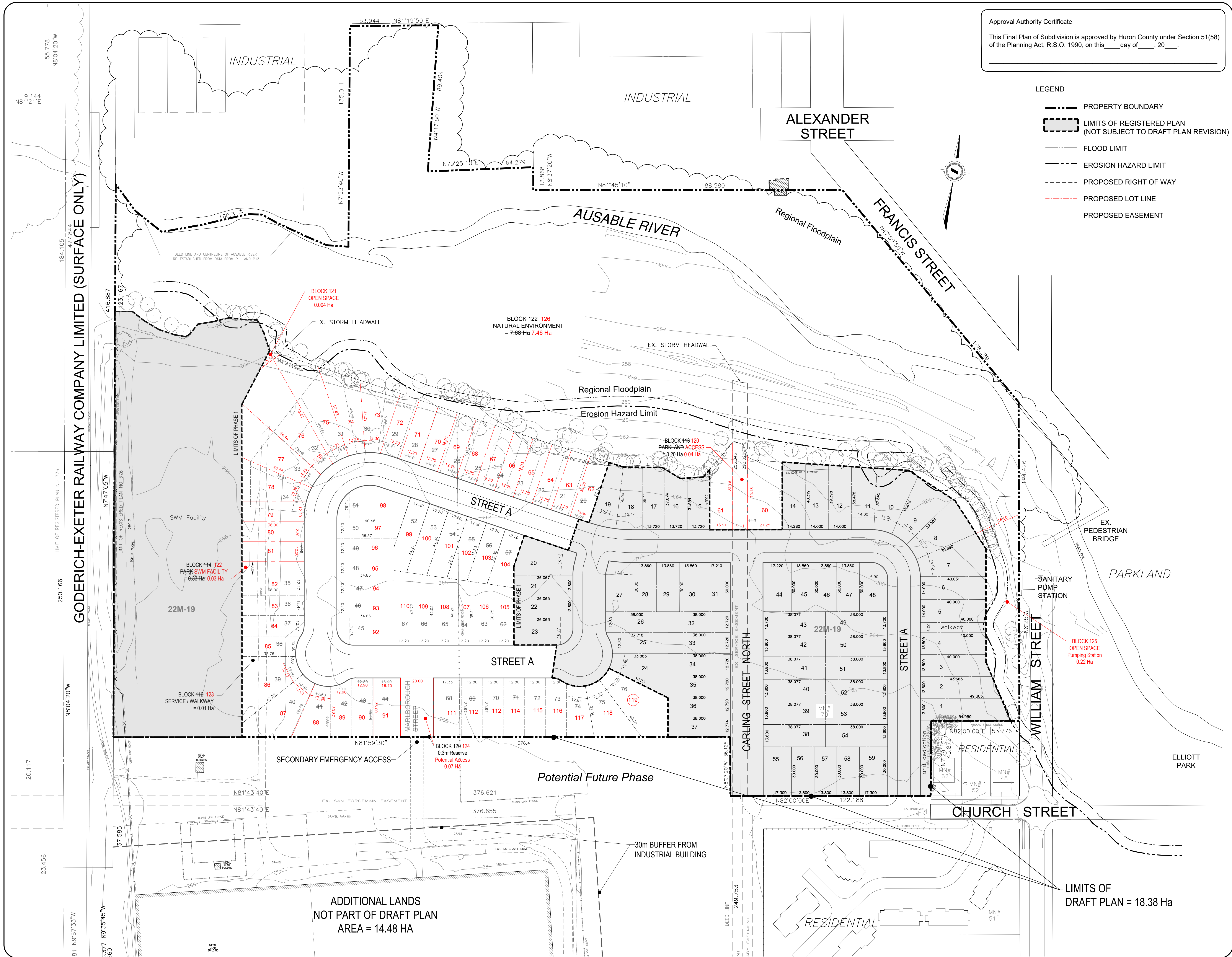
Sincerely,

Craig Metzger
Senior Planner

Pursuant to the County of Huron By-law 025-2020 and subject to the conditions set forth in the decision of the County of Huron on February 7, 2016, the minor amendments to this Draft Plan of Subdivision shown on the plan dated October 26, 2021 are hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.

Sandra Weber, Director
Planning & Development Department
County of Huron





Approval Authority Certificate

This Final Plan of Subdivision is approved by Huron County under Section 51(58) of the Planning Act, R.S.O. 1990, on this ____ day of ____, 20__.

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF REGISTERED PLAN (NOT SUBJECT TO DRAFT PLAN REVISION)
- FLOOD LIMIT
- EROSION HAZARD LIMIT
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT



Monteith Brown
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510 PRINCESS AVENUE, LONDON, ONTARIO N6B 2B9
Tel.: (519) 686-1300 E-mail: mbpc@mbpc.ca

REDLINE REVISED
DRAFT PLAN OF SUBDIVISION
PHASE 2

PART OF LOT 764, and PART OF LOT 884
REGISTERED PLAN No. 376 & 22M-19
(FORMERLY TOWN OF EXETER)
MUNICIPALITY OF SOUTH HURON
HURON COUNTY

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Buckingham Estates.

J. McGuffin, BA, MCIP, RPP
Monteith Brown Planning Consultants

October 26, 2021
Date

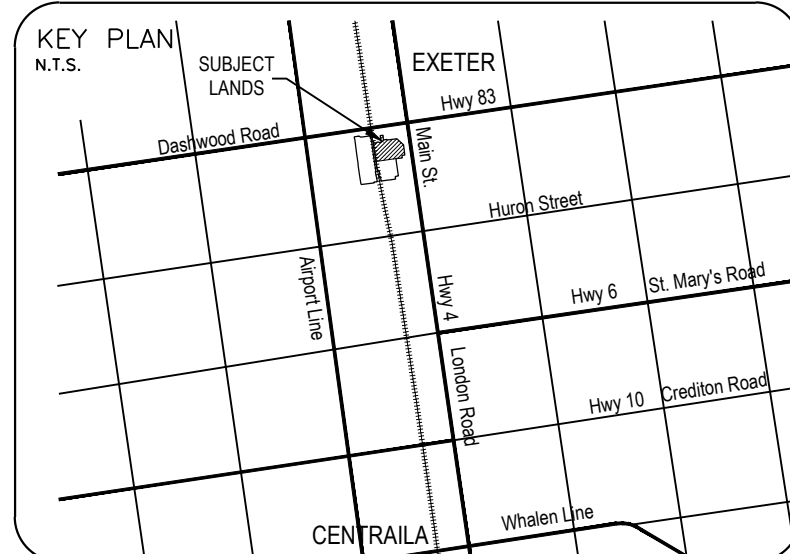
SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

J. Wilband, O.L.S.
AGM Plan, Survey, Engineer

October 26, 2021
Date

KEY PLAN
N.T.S.



LAND USE SCHEDULE

LAND USE	AREA in Ha	REDLINED	REDLINED %
LOW DENSITY RESIDENTIAL LOTS 1 TO 59	6.03	6.49	35.31
PARK ACCESS BLOCK 121, 122	0.53	0.04	0.22
SWM BLOCKS 121, 122	2.02	2.05	11.15
WALKWAY / SERVICE BLOCKS 116 & 117	0.03	0.03	0.16
LAND DEDICATION BLOCK 118	0.02	0.02	0.11
NATURAL ENVIRONMENT - BLOCK 122	7.68	7.46	40.59
PUBLIC RIGHT OF WAYS, POTENTIAL ACCESS AND RESERVES - BLOCKS 119 to 121	2.07	2.07	11.26
OPEN SPACE PUMPING STATION BLOCK 125		0.22	1.20
TOTAL	18.38	18.38	100.00

PLANNING ACT:

- REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)
- a) as shown on plan
 - b) as shown on plan
 - c) as shown on key plan
 - d) as shown on land use schedule
 - e) as shown on plan
 - f) as shown on plan
 - g) as shown on plan
 - h) municipal water
 - i) clayey silt and sandy silt
 - j) as shown on plan
 - k) municipal sewers & water
 - l) as shown on plan

SURVEYOR



ARCHIBALD, GRAY & McKAY
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PHONE: 519-685-5300 FAX: 519-685-5303
EMAIL: info@agm-engineers.ca WEB: www.agm-engineers.ca

PROJECT TITLE:

BUCKINGHAM ESTATES
70 CHURCH STREET
Town of Exeter

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1 : 1000

0 10 20 30m

DRAFT PLAN REVISIONS:

No.	Revision	Date	By
1	REDLINED REVISED - ADDED LOTS	DEC 22/20	BS
2	REDLINED REVISED - ADDED LOTS PHASE 2	SEP /21	BS

Phase Two
Residential Development

Prepared by: bs
Checked by: jmc
Scale: 1:1000
(24"X36")

Drawn by: bs
Surveyed by: AGM
Date: Oct 25, 2021

Drawing No. DP
County File No. -
File No. 20-2700