



PLANNING & DEVELOPMENT

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To: Sandra Weber, Director, Planning & Development

From: Craig Metzger, Senior Planner

Date: December 15, 2020

Re: Redline Plan Modifications and Extension of Draft Plan Approval Subdivision 40T05003 Taylor

Part Lot 1244, Plan 376, Exeter, Municipality of South Huron

Applicant: Barbara G. Rosser, Planning Consultant

Owner: 1068775 Ontario Limited

RECOMMENDATION

The County of Huron **approve** the application to both extend draft plan approval for subdivision file 40T05003 for a further one year period and modify the layout of the draft plan.

BACKGROUND

Subdivision file 40T05003 was originally an 80 unit residential subdivision received in 2005 that received draft plan approval in 2006. Draft plan approval was extended in 2009 and 2012 for 3 year periods each. In 2014, final approval was granted for the first phase of the subdivision which comprised 15 units. In 2015, draft plan approval was extended for the remainder of the draft subdivision for a further 6 years. Draft plan approval is now set to expire on February 2, 2021.

The first phase of the subdivision has now been built out and the developer is moving to obtain final approval of the draft plan. However, due to changes in the market and the developer's experience with the first phase of the subdivision there are changes proposed to the subdivision's layout of blocks and lots to incorporate an apartment building and semi-detached dwellings. Earlier this year, a zoning by-law amendment was approved for a portion of the remaining subdivision lands to permit these proposed changes.

Due to changes necessary to the site plan agreement and updates to the engineering drawings and stormwater management report to reflect these proposed changes it may not be possible to have all conditions completed by the February, 2021 expiry date. As a result, the developer is requesting a one year extension of draft plan approval to provide additional time to ensure final approval is obtained before draft plan approval lapses.

REVIEW

The subject property is designated *Residential* on Schedule "C" of the South Huron Official Plan and zoned *R1 (Residential Low Density)*, *R1-H (Residential Low Density with a holding symbol)*, *R2-5-H (Residential Medium Density – Special Zone with a holding symbol)*, *R3-1-H (Residential High Density – Special Zone with a holding symbol)* and *R3-1-H (Residential High Density – Special Zone with a holding symbol)* in the South Huron Zoning By-law (Zone Map 5F).

Figures 1-3 below and on the following page contain the 2015 air photo of the subject lands, the subdivision layout with changes shown in red, and the proposed revised subdivision layout with building footprints.

The subdivision plan draft approved in 2006 has 59 dwelling units as follows:

- 17 single detached dwelling units and
- 42 multiple attached dwelling units (5 four unit and 9 three unit buildings).

The proposed revised subdivision layout would increase the number of units to 65 dwelling units as follows:

- 24 single detached dwelling units,
- 19 multiple attached dwelling units (5 three unit buildings and 2 semi-detached buildings), and
- 22 market-based apartment dwelling units.

Figure 1. Subject Parcel – 2015 Air Photo (blue outline)

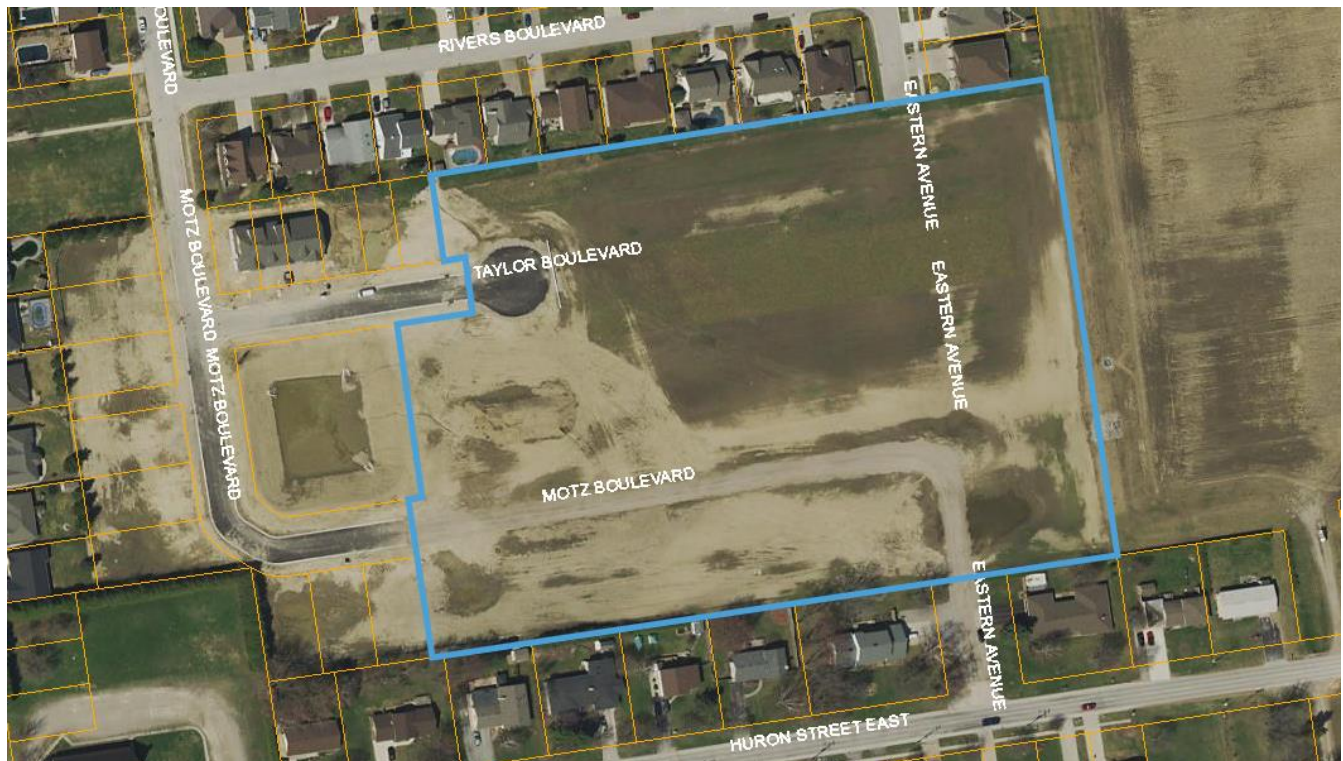


Figure 2. Proposed Revision to Subdivision Lot Layout (changes shown in red)

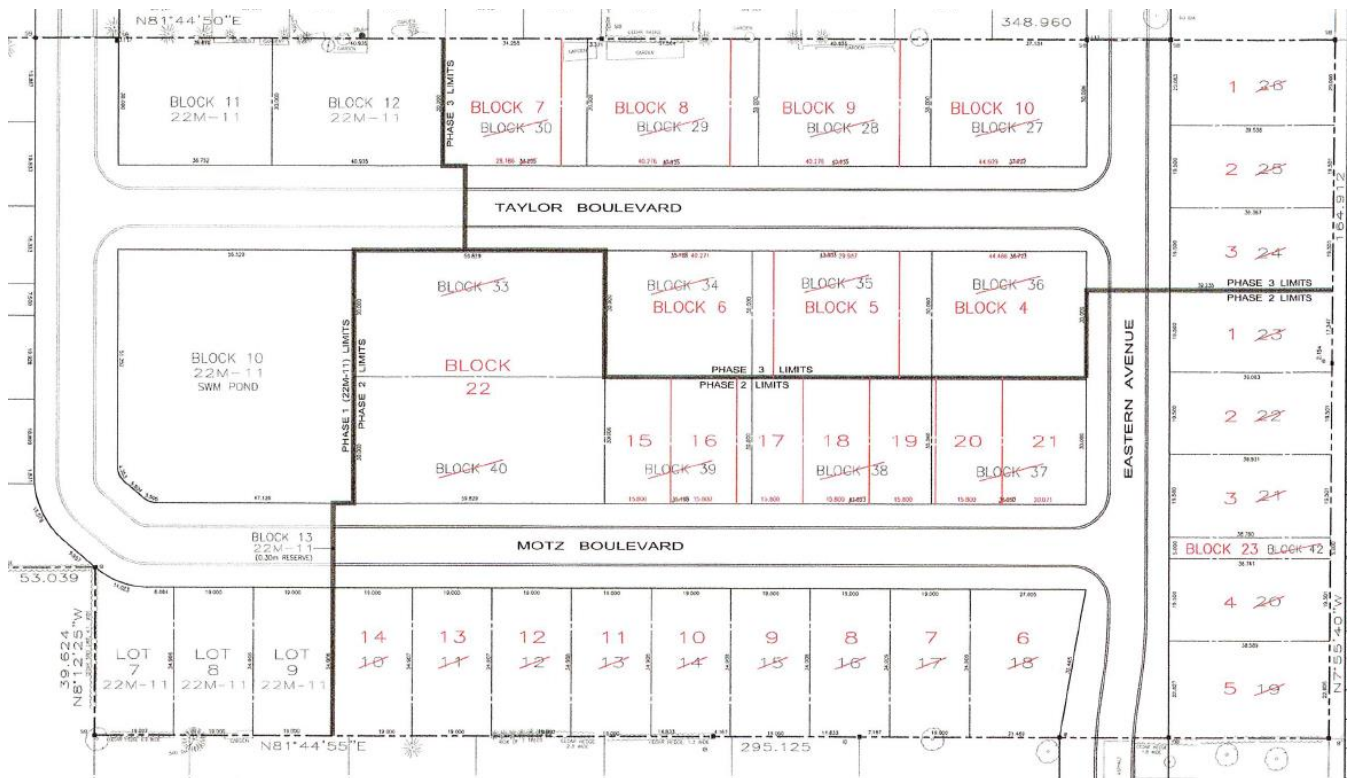
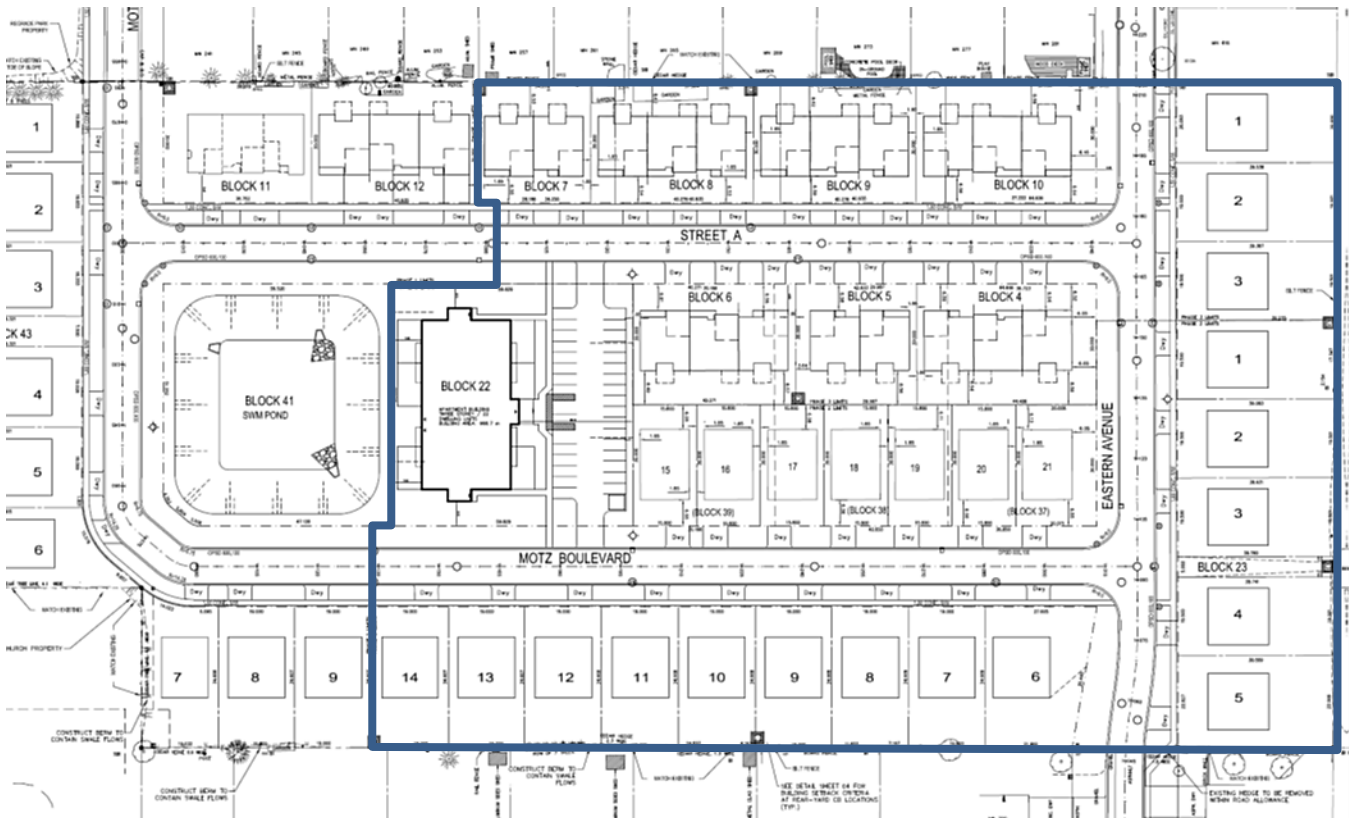


Figure 3. Proposed Revised Subdivision Layout with Building Footprints (blue outline)



The Municipality of South Huron has recommended that both the extension of draft plan approval for an additional year and the requested modifications to the draft plan layout be approved.

The Provincial Policy Statement, 2020 (PPS) promotes fully serviced Settlement Areas, such as Exeter, as the focus of growth and development. It requires residential intensification and emphasizes the efficient use of land and municipal infrastructure; all of which is furthered by the proposed modifications to the draft plan of subdivision. The proposed modifications are consistent with the Provincial Policy Statement.

The subject lands are located within an identified Primary Settlement Area (Exeter) in the Huron County Official Plan. These areas are intended to be the primary focus of growth in the County due to their full municipal services. Residential intensification is also encouraged by the Huron County OP. These proposed subdivision layout modifications therefore conform to the Huron County OP.

The South Huron Official Plan also identifies Exeter as a focus for development and the importance of residential intensification. It also promotes a mixing of densities which this development will better achieve through the lot/block layout modifications which incorporate a greater variety of building types: single detached, semi-detached, multiple attached, and the apartment building. The proposed modifications conform to the South Huron Official Plan.

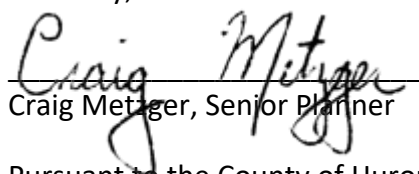
The extension of draft plan approval for an additional one year period is appropriate since the developer is very close to meeting all the conditions necessary to obtain final approval and the short extension requested should ensure that final approval is achieved so the development can proceed.

Summary

The proposed redline changes to Draft Plan of Subdivision 40T05003 are minor, conform to Section 51(24) of the Planning Act and are consistent with the Provincial Policy Statement, 2020 and the County of Huron and South Huron Official Plans.

I recommend the County of Huron approve the application to both extend draft plan approval for subdivision file 40T05003 for a further one year period and modify the layout of the draft plan.

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 dated February 2, 2006, the minor amendments to this Draft Plan of Subdivision shown on the plan dated October 26, 2020 and the extension of draft plan approval to February 2, 2022 are hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.



Sandra Weber, Director
Planning & Development Department

December 17, 2020 _____
Date

