



Planning Justification Report

12 Victoria Avenue Municipality of South Huron, ON

Dennis Helder

June 2025



Zelinka Priamo Ltd.
LAND USE PLANNERS

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1.0 INTRODUCTION AND SUMMARY

On behalf of Dennis Helder, Zelinka Priamo Ltd. is pleased to submit this report in support of an application to the Municipality of South Huron to amend the 2024 Municipality of South Huron Zoning By-Law for the lands known municipally as 12 Victoria Avenue, hereinafter referred to as the 'subject lands'. The intent of the proposed application is to re-zone the subject lands to permit the development of a 2-storey rowhouse dwelling containing three (3) residential units, in addition to an existing triplex dwelling.

This Planning Justification Report will evaluate the proposed Zoning By-Law Amendment within the context of existing land use policies and regulations, including:

- The Provincial Planning Statement, 2024 (PPS);
- The Huron County Official Plan, 2021;
- The Municipality of South Huron Official Plan, 2023; and,
- The Municipality of South Huron Zoning By-Law.

This report concludes that the proposed Zoning By-Law Amendment is appropriate and desirable for the following reasons:

- The proposed Zoning By-Law Amendment is generally consistent with the policies of the Provincial Policy Statement, 2024;
- The proposed Zoning By-Law Amendment generally maintains the purpose and intent of the Huron County Official Plan, the Municipality of South Huron Official Plan, and the Municipality of South Huron Zoning By-Law;
- The proposed Zoning By-Law Amendment will permit an appropriate use on underutilized lands, which will in turn benefit the surrounding area and Municipality as a whole; and,
- The proposed use is considered appropriate for, and compatible with the context of the surrounding area.

2.0 SUBJECT LANDS

The subject lands consist of a single, rectangular-shaped parcel, known legally as LOT 14, PT LOT 11, CON 7. The subject lands are located on the north side of Victoria Avenue West, between William Drive and King Street North (Figure 1).

Figure 1: Subject Lands – 12 Victoria Avenue West



The subject lands have an area of approximately 1,059.3m², a lot frontage of approximately 17.2m along Victoria Avenue West, and a lot depth of approximately 63.3m.

The subject lands are currently occupied by a 2-storey, 3-unit triplex building. The triplex building has an approximate ground floor area of 153.5m². A detached accessory garage is located to the north of the triplex building.

The subject lands are generally flat in topography with ground cover consisting of a concrete driveway located directly adjacent to the triplex dwelling leading to the parking area located behind the triplex dwelling. The remainder of the ground cover consists of grass, with limited vegetation in the rear yard. Access to the subject lands is provided by a driveway connecting to Victoria Avenue West. A portion of the existing driveway is located on the abutting lot to the west, this portion of the driveway is made accessible through an existing access easement (labelled as PART 4 on the provided reference plan). Pedestrian sidewalks are located on either side of Victoria Avenue West.

The subject lands are identified as being within a “Settlement Area” in the Huron County Official Plan and a “Primary II Settlement Area” in the Municipality of South Huron Official Plan; and, are designated “Urban” on “Crediton South Huron Official Plan Schedule E” with frontage along a

“County Highway” on “Schedule P – Roads Plan” in the Municipality of South Huron Official Plan. The subject lands are zoned “Residential – Medium Density (R2)” in the Municipality of South Huron Zoning By-Law, 2024.

Figure 2: Street view of Subject Lands looking north from Victoria Avenue



Figure 3: Street view of Subject Lands looking east from William Drive



Figure 4: Aerial View of the Subject Lands from Victoria Avenue



Figure 5: Aerial View of the Subject Lands from William Drive

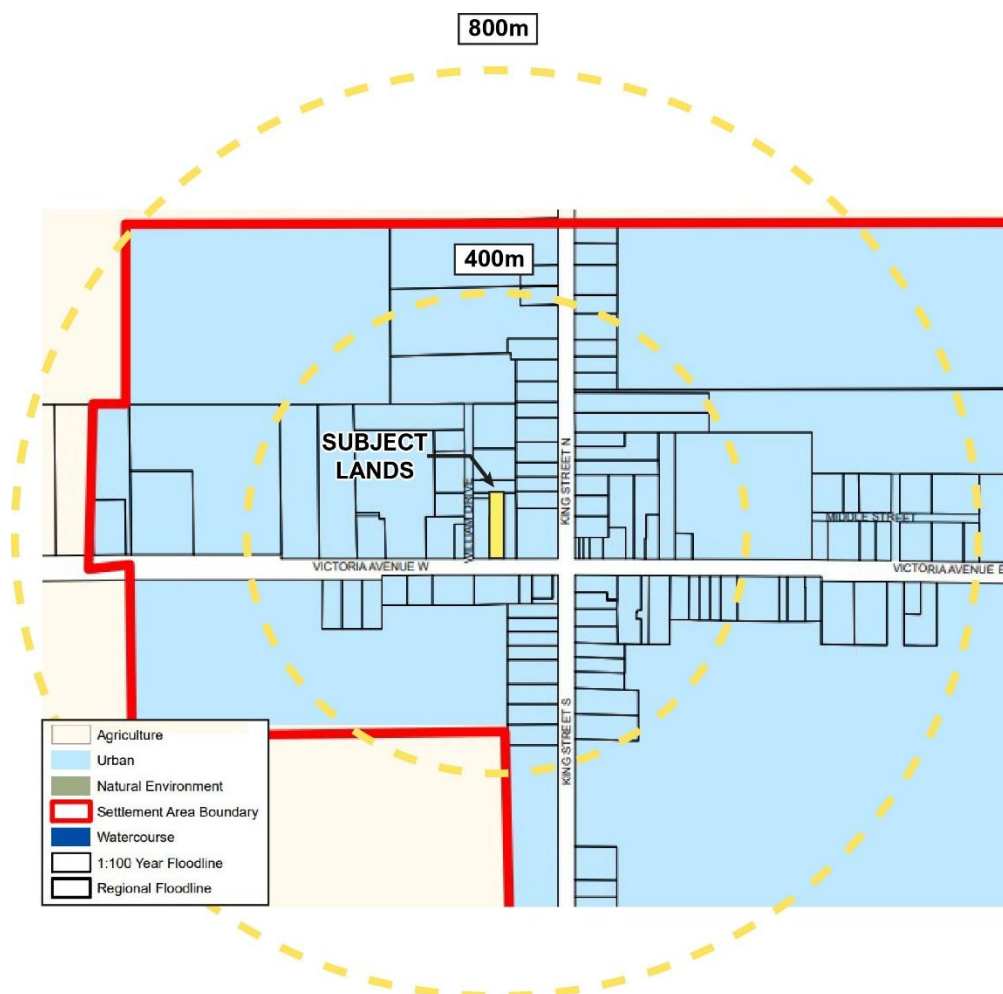


3.0 SPATIAL ANALYSIS AND NEIGHBOURHOOD CONTEXT

The neighbourhood that surrounds the subject lands consists of a mix of residential, commercial, institutional, and agricultural land uses. Residential uses are provided in low-density forms predominantly in the form of single-detached dwellings with multi-unit dwellings in the form of duplexes and triplexes also included. Commercial uses are present in the area in the form of a truck repair garage and a warehouse for a Sign Manufacturing business. Institutional uses are present in the form of the Crediton Community Centre, and the Zion United Church. The greater area surrounding the subject lands general consists of agricultural lands used for cultivation.

Figure 6 illustrates the surrounding land uses, as per the Municipality of South Huron Official Plan, and Figure 7 on the following page illustrates significant landmarks. Each figure shows a 400m and 800m radius from the subject lands, representing straight line walking distances of approximately 5 minutes and 10 minutes respectively. However, due to sidewalk networks and physical barriers, the radii may not represent exact walking times. Significant landmarks are identified by number 1 – 5 on Figure 7.

Figure 6 – Regional Spatial Analysis (Land Use)



Land uses within the 400m and 800m radius primarily consist of the “Urban” land use designation within the 400m radius, and a mix of the “Urban” and “Agricultural” land use designation within the 800m radius. The “Urban” land use designation covers residential, commercial, institutional, and industrial uses that can be found in the immediate area surrounding the subject lands.

Figure 7 – Landmark Spatial Analysis

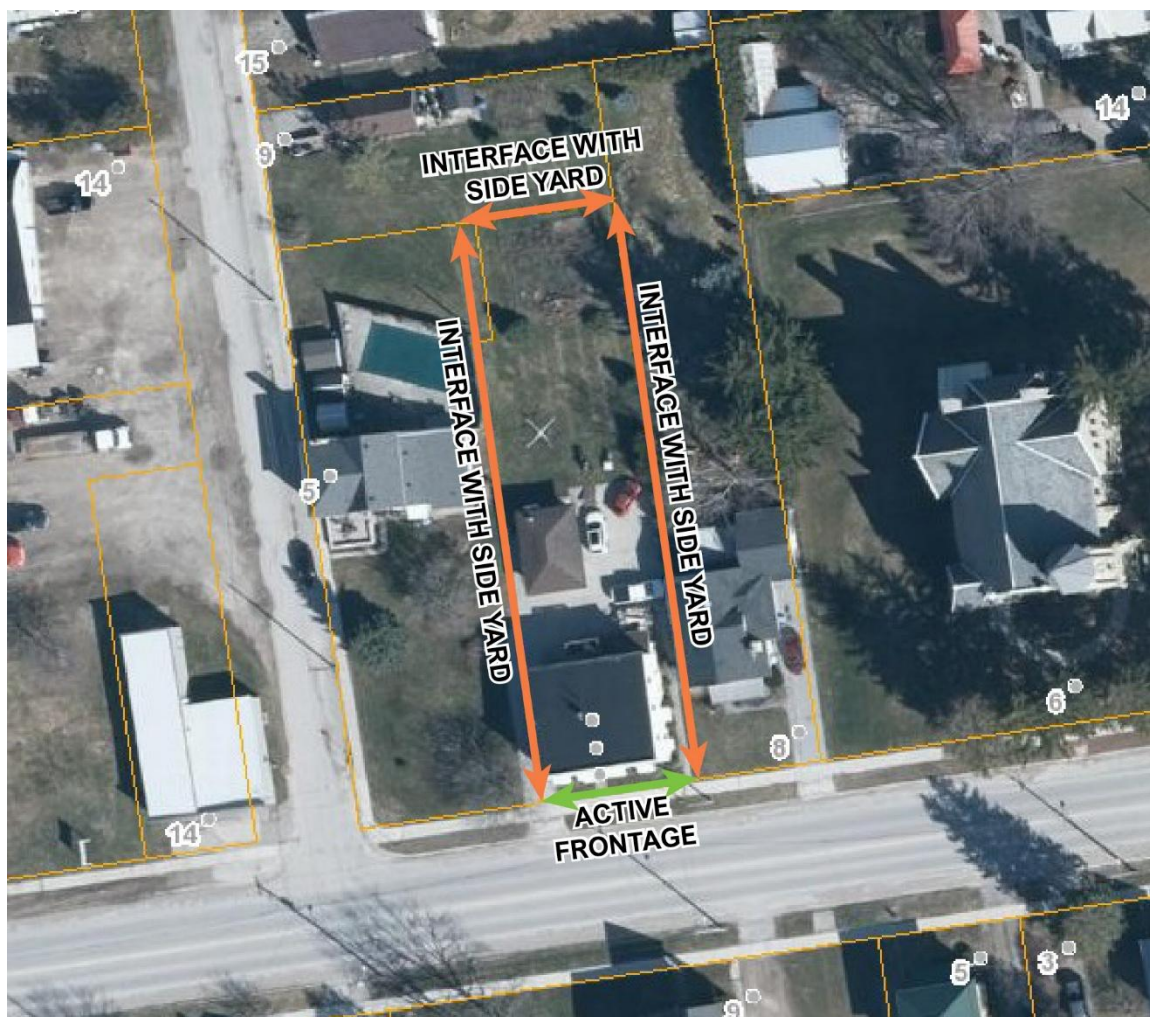


Notable features within the 400m and 800m radii include:

1. Existing low-density residential uses that consist of single-detached dwellings, duplexes, and triplexes.
2. Commercial and Industrial uses that consist of J.T.L Truck Repairs and Consolidated Sign and Lighting Services Inc.
3. Institutional uses that consist of the Crediton Community Centre and the Zion United Church.
4. Agricultural fields that are used for the cultivation of seasonal crops.
5. Parks/Green Spaces found in the area include the Crediton Cemetery and the recreational fields located at the Crediton Community Centre.

Figure 8 illustrates a Site-Specific Spatial Analysis, providing information on the immediate context of the subject lands and its interface with abutting lands. Low-density residential uses abut the subject lands in all directions. The front yard of the subject lands interface with an active frontage along Victoria Avenue West, where vehicular and pedestrian access to the subject lands is located. The east interior side yard interfaces with the side yard of the abutting property. As the building on the eastern property is located close to Victoria Avenue West, the majority of this side yard interface is with a large open space at the rear of the property. The west interior side yard generally interfaces with the side yards of the abutting property to the west. However, due to the placement of the building (this building fronts onto William Drive), a portion of the side yard interfaces with the rear yard and the rear of the abutting building. The rear yard of the subject lands interface with the rear yard of the property abutting to the north.

Figure 8 – Site-Specific Spatial Analysis



The predominate housing type in the surrounding area, being single-detached dwellings are located on conventionally-sized lots that provide large, private rear yards and large front yards for driveways and parking. The majority of these lots are found along the side roads and further out from the village core. Buildings found closer to the village core at the intersection of King Street North and Victoria Avenue are located close to the street and have parking located behind the buildings, screening it from the streetscape.

Victory/Wartime and Suburban architectural styles are the most present architectural style found in the surrounding area's single-detached dwellings. These single-detached dwellings contain common elements including simple, modest, rectangular massing; hip and side gable roofing; large windows along the front massing; and, front porches of varying sizes. Victorian-style farmhouses are also present in the surrounding area as well. These farmhouses contain common elements such as verandas/large porches along the front façade; bay and sash windows; front and cross gable roofs; and, are commonly made of yellow brick.

Low-rise apartment buildings in the surrounding area are consistently 2-storeys in height. The apartment buildings are rectangular in-shape; feature flat roofs; and, have a number of small windows along the front and side elevations.

Buildings are a mix of 1-2-storeys in height, and commonly do not feature attached garages. Common materials include brick, vinyl siding, and roof shingles, with a wide range of colours.

Figure 9: Overhead view of the subject lands, and surrounding forms/styles of surrounding dwellings



Figure 10: Mixed-use/multi-unit dwellings found along Victoria Avenue



Figure 11: Common style of Single-detached dwellings found in Crediton



Based on the above analysis, the subject lands are located within an area of Crediton that provides a variety of housing options (including single-detached dwellings, triplexes, multi-unit dwellings) as well as amenities within walkable distances of the subject lands. This is consistent with the goals and objectives of the Primary II Settlement Areas.

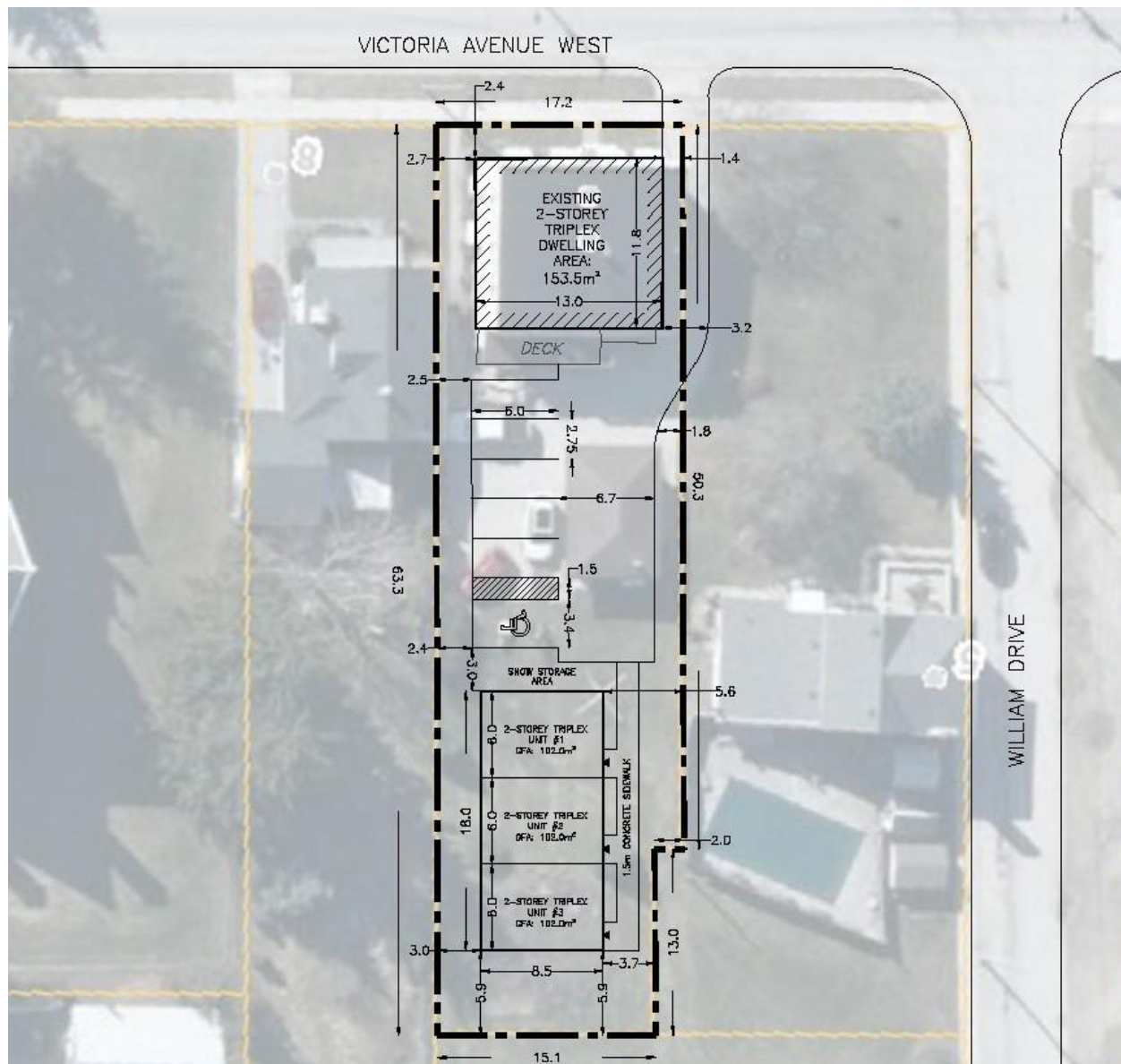
The section also highlighted the amenities that are available within walking distance of the subject lands. The Regional Landmark Analysis map highlighted amenities within 5 and 10-minute walking distances of the site that included a community centre, a church, various business/employment areas, and a park with outdoor community recreational facilities. These are all important amenities that create complete communities and assist in creating a community that is convenient for active transportation methods.

In conclusion, the previous analysis section illustrates that the subject lands are an appropriate location for intensification as they are located in a centralized area of Crediton that contains an existing variety of housing options, and provides a number of amenities within walking distances, assisting in creating more walkable and affordable communities in the County of Huron, and South Huron.

4.0 PROPOSED DEVELOPMENT

This proposal seeks to develop a 2-storey rowhouse dwelling containing three (3) units, equating to a total of six (6) dwelling units on the subject lands (Figure 12). The proposed 2-storey rowhouse dwelling is to be located to the rear of the subject lands behind the existing triplex dwelling and parking area. The proposed 2-storey rowhouse dwelling has a ground floor area of approximately 110.0m².

Figure 12: Conceptual Development Plan (excerpt)



Access to the subject lands is to be provided through the existing driveway that connects to Victoria Avenue. The accessory garage located behind the existing triplex is to be removed, and the surface parking area is to be expanded to accommodate the additional parking spaces required for the proposed rowhouse dwelling. A total of six (6) parking spaces (5 standard parking spaces, 1 accessible parking space) will be provided.

Pedestrian connection to the subject lands is provided through a concrete sidewalk located on the east side of the existing Triplex building. This sidewalk leads to the rear parking area and the proposed rowhouse building located at the back of the site. This sidewalk also connects to the existing sidewalk network located on the north side of Victoria Avenue.

The vacant area located behind the proposed rowhouse building will be used as the communal outdoor amenity space. This area can be access by the proposed sidewalk that runs along the west side of the proposed rowhouse building.

The proposed rowhouse building provides appropriate side and rear yard setbacks to provide sufficient landscaping buffers for privacy measures. The landscaping buffers are to be located around the perimeter of the subject lands to the north, east, and west. Fencing will be located around these buffers as well. The placement of the proposed building also creates space for a meaningful outdoor amenity area behind the proposed building.

This development will make use of full municipal services with stormwater, sanitary, and water services accessed from Victoria Avenue. Based on the provided servicing report, there is sufficient capacity to service the proposed development.

4.1 DESIGN FEATURES – 2-STOREY ROWHOUSE BUILDING

The below figures (Figures 13-15) illustrate the massing and articulation of the 2-storey ROWHOUSE building that is being proposed for the development.

The west elevation (being the front of the building (Figure 13) features three (3) entrances points, being the front entrances to each of the units. Each entrance features a small, triangular shaped awning above the doorway. Windows are featured between each of the door ways, with found on the first storey, and one located directly above on the second storey.

Figure 13: West Elevation of the proposed Rowhouse



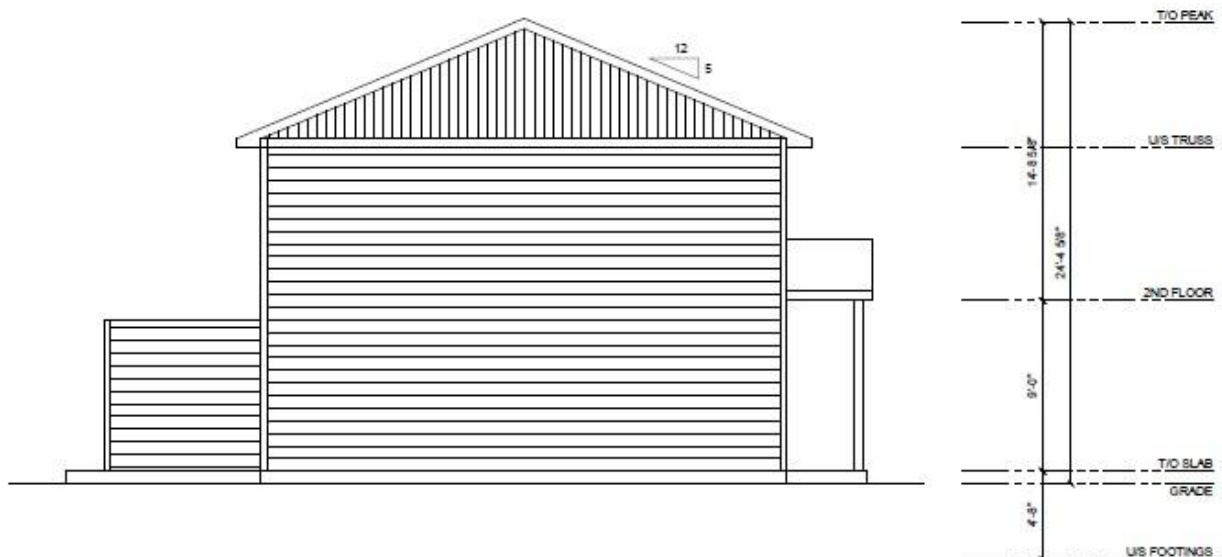
The east elevation illustrates the rear side of the building. Each unit features a sliding glass door that leads out to the backyard. A smaller two-pane window is located to the right of each sliding glass door, and a large two-pane window is located directly above on the second storey.

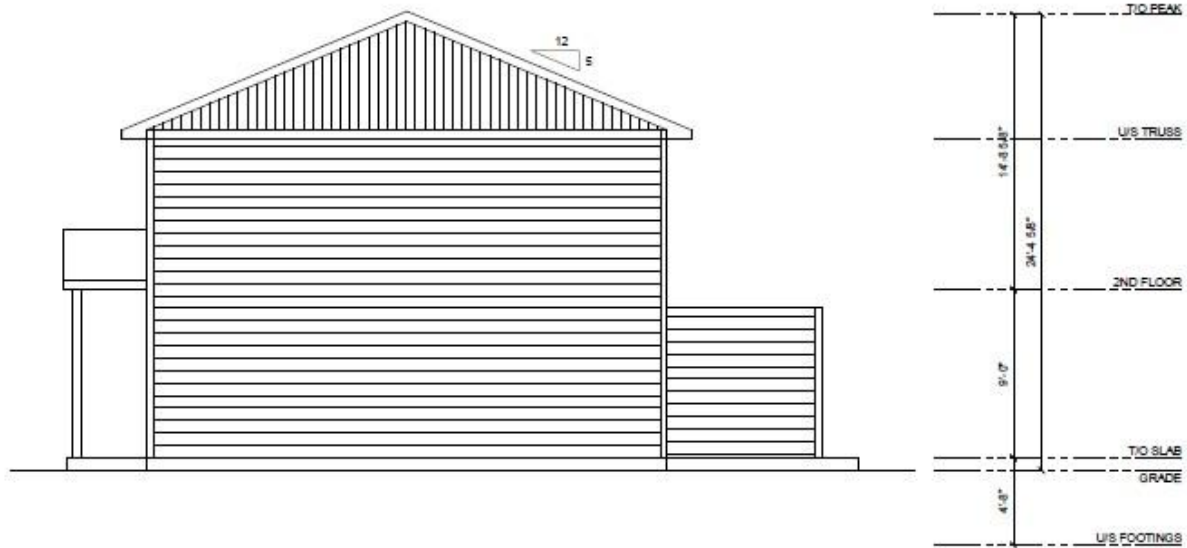
Figure 14: East Elevation of the proposed Rowhouse



The north and south elevations are the same, these elevations feature no fenestrations and consist only of vinyl siding. These elevations show a privacy fence dividing each of the rear yard spaces for each unit.

Figure 15: North and South Elevations of the proposed Rowhouse





BUILDING MATERIALS

Building materials used for the exterior of the building as shown in the elevations will include vinyl siding and roof shingles. Colours and any further materials are to be decided at a later date.

5.0 PROPOSED ZONING BY-LAW AMENDMENT

The subject lands are currently zoned “*Residential – Medium Density (R2)*” in the Municipality of South Huron Zoning By-Law. As the “*Residential – Medium Density (R2)*” zone does not permit multiple buildings on the same site, a Zoning By-Law amendment will be required to permit the second building. To permit the additional building on the subject lands, the subject lands are proposed to be re-zoned to a site-specific “*Residential – High-Density (R3(_))*” zone with special provisions. Special provisions for the proposed zoning are as follows:

- To recognize the existing lot frontage of 17.2m;
- To recognize the existing front yard setback of 2.4m;
- To recognize the existing east interior side yard setback of 1.4m;
- To recognize the existing west interior side yard setback of 2.7m;
- To permit a rear yard setback of 5.9m; and,
- To permit a rectangular Outdoor Communal Amenity Area of 90.0m².

6.0 SUPPORTING STUDIES, PLANS, AND MATERIALS

Stormwater Management

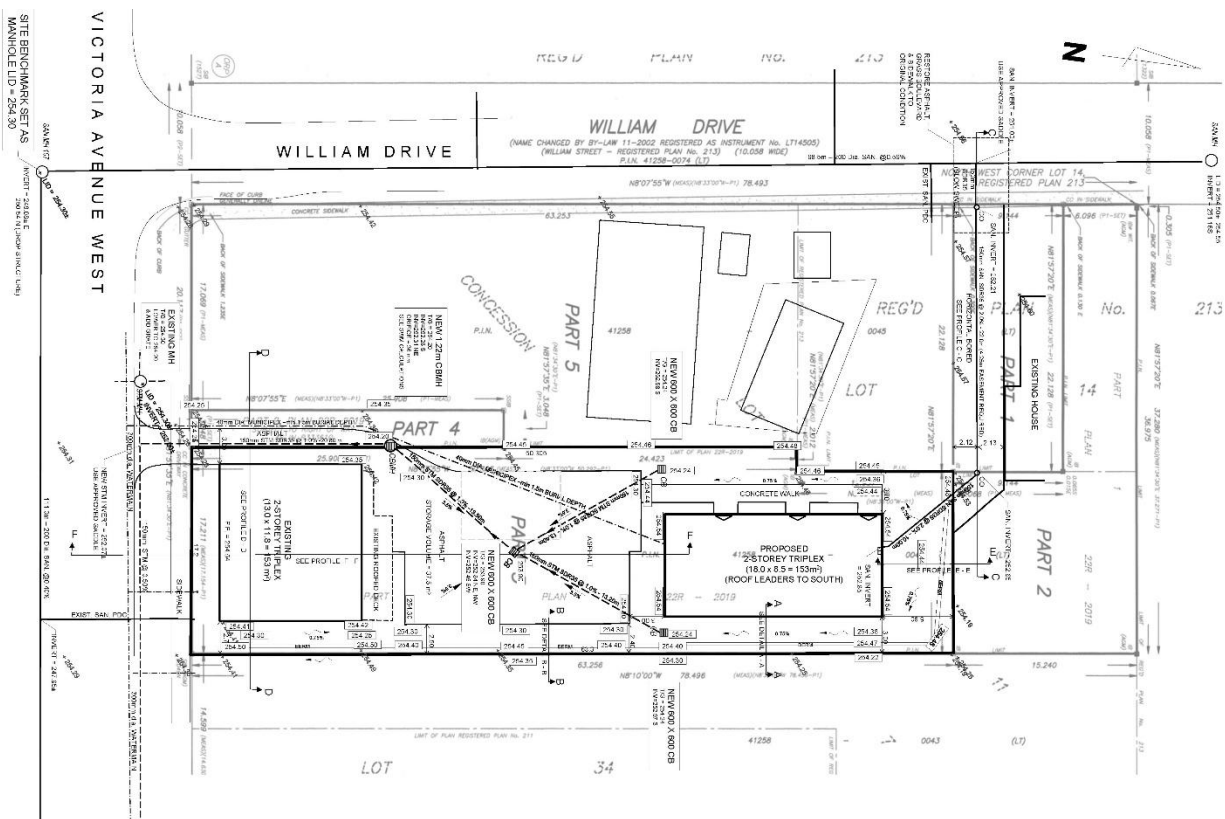
A stormwater management report for the proposed development was prepared by BOS Engineering & Environmental Services Inc. The conclusions of this report found the following

“The proposed stormwater management system provides peak flow attenuation for the 5-year post-development flow and the 100-year post development flow. All excess runoff can be stored on the site based on controlled flow to the 5-year pre-development flowrate. As a residential lot, the development is not expected to have significant water quality impacts. Much of the site runoff will be through grassed swales. However, the period of construction will require disturbance of soil and possible erosion and silt runoff. Therefore, installation and maintenance of temporary silt control measures is recommended during construction, as outlined on the drawing notes. It is recommended that the outlet structure and ponding area are constructed first and that the catch basins be covered with geotextile until potential silt movement is no longer a threat.”

Servicing Plans

Below are the servicing plans prepared by BOS Engineering & Environmental Services, the plans illustrate that the proposed development will connect to the existing water, sanitary and stormwater connections.

Figure 13: Servicing Plan prepared by BOS Engineering & Environmental Services (excerpt)



7.0 PLANNING POLICY ANALYSIS

The following section of this Planning Justification Report provides analysis evaluating the proposed Zoning By-Law Amendment through applicable land use policies and regulations, including the following policies documents:

- The Provincial Planning Statement, 2024 (PPS);
- The Huron County Official Plan;
- The Municipality of South Huron Official Plan; and,
- The Municipality of South Huron Zoning By-Law.

7.1 THE PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with these policies. Generally, policies contained in the PPS are broad, high-level policies which do not address site-specific matters such as building design and specific building location. Such aspects are addressed through the Huron County Official Plan (Section 7.2), the Municipality of South Huron Official Plan (Section 7.2), and the Municipality of South Huron Zoning By-Law (Section 7.3). The proposed development, and associated Zoning By-Law Amendment, are consistent with the 2024 PPS as follows:

Provincial Planning Statement (2024) Policy Analysis Table	
Policy	Response
<p>Section 2.2 Housing</p> <p>1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>b) permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic, and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and,</p> <p>2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net</p>	<p>The proposed development provides an opportunity for the Municipality of South Huron to increase the range and mix of housing types present in the Municipality. The subject lands, underutilized in their current form, provide an opportunity for intensification that can efficiently utilize land resources and existing infrastructure.</p>

<p>increase in residential units in accordance with policy 2.3.1.3.</p> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.</p>	
<p>2.3.1. General Policies for Settlement Areas</p> <p>2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) Efficiently use land and resources;</p> <p>b) Optimize existing and planned infrastructure and public service facilities.</p>	<p>The proposed development will make efficient use of the subject lands and assist in optimizing the existing infrastructure by providing an increase of density on the subject lands.</p>
<p>3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</p>	<p>The proposed development provides a gentle form of intensification that provides an increase of units on the subject lands. The proposed form of housing, being a rowhouse, assists the Municipality of South Huron in providing a mix of housing options in an area (Crediton) that consist primarily of single-detached dwellings.</p>
<p>2.5 Rural Areas in Municipalities</p> <p>1. Healthy, integrated and viable rural areas should be supported by:</p> <p>c) Accommodating an appropriate range and mix of housing options in rural settlement areas.</p>	<p>The proposed development assists in providing an appropriate range and mix of housing options for the settlement area of Crediton.</p>
<p>2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p>	<p>The proposed development promotes growth in Crediton and helps to promote vitality and regeneration of the area by providing more housing options in the Crediton settlement area.</p>
<p>3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.</p>	<p>As shown on the site plan, the proposed rowhouse building can be appropriately accommodated on the subject lands as sufficient setbacks and parking can be provided. The scale of the development maintains appropriate service levels as existing servicing can support the proposed development.</p>
<p>2.6 Rural Lands in Municipalities</p> <p>3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for uneconomical expansion of this infrastructure.</p>	<p>The proposed development can be accommodated by existing infrastructures and does not require any infrastructure expansions or upgrades.</p>

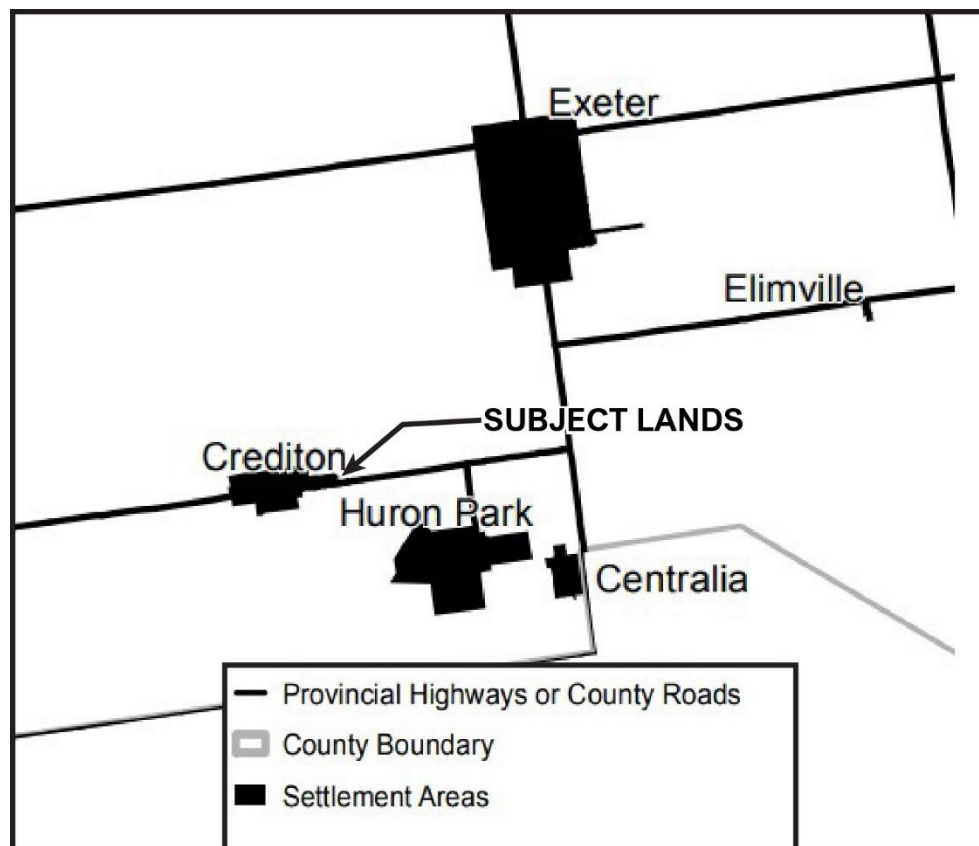
Given the above, the proposed development and associated Zoning By-Law Amendment application are consistent with the policies of the 2024 Provincial Planning Statement.

7.2 THE COUNTY OF HURON OFFICIAL PLAN

The County of Huron Official Plan document provides guidance to local municipalities located within Huron County for the development of local official plans. The policies contained within this Official Plan are more general policies, and additional, more detailed policies, are provided in the Municipality of South Huron Official Plan discussed later in this section.

The subject lands are located within a “Settlement Area” on the Settlement Areas map in the County of Huron Official Plan (Figure 14).

Figure 14: Settlement Areas Map – Huron County Official Plan (excerpt)



Crediton is located within a Secondary Settlement Area. Secondary Settlement Areas include villages and hamlets with partial municipal services (water or sewer), which generally have significant populations but are less densely populated than Primary Settlement Areas. These areas are intended to accommodate a limited amount of residential growth; new community facilities and employment uses on full municipal water and sewage services or private communal water and sewage services. Limited infilling or rounding out of existing development may occur provided that the development is within the reserve sewage system capacity and reserve water system capacity; and site conditions are suitable for the long-term provision of such services.

The proposed development and associated Zoning By-Law Amendment application is in conformity with the Huron County Official Plan as follows:

Huron County Official Plan Analysis Table	
Policy	Response
7.3.2 Housing and Intensification 1. Market pressures and changing demographics are altering the form of housing types and the density of residential development. To accommodate these changes, and to address issues related to accessibility, mental health, housing attainability and low income, communities will: b) contain an increase in overall density; c) provide adaptive forms of housing; d) allow infill development at a higher density than the surrounding neighbourhood	<p>The proposed development provides an opportunity for the Municipality of South Huron to increase the range and mix of housing types present within the Municipality. The subject lands, underutilized in their current form, provide an opportunity for intensification that can efficiently utilize land resources and existing infrastructure.</p>
2. To respond to aging population, the need for more affordable housing and the need to address climate change, measures, such as additional dwelling unit policies, will be contained in local plans to encourage more compact housing forms and densities that are affordable to low- and moderate-income households, to accommodate an aging population and to create more compact, walkable neighbourhoods.	<p>The proposed development makes use of an underutilized parcel of land and provides Crediton with more diverse housing options and densities to assist in creating more attainable housing options.</p>
5. In Towns, Villages, and Hamlets, the efficient use of land and services is encouraged through increased intensification. Intensification includes redevelopment, infilling, and expansion or conversion of existing buildings. The following targets are established to promote and monitor housing intensification: b) 10% of total residential development in Secondary Settlement Areas will be accommodated through intensification.	<p>The proposed development provides intensification through infilling the subject lands with an additional triplex building which makes for a more efficient use of the subject lands and existing services.</p>
7.3.4 Servicing 1. Development in all Settlement Areas will occur in an environmentally sustainable manner, will have access to an appropriate range of municipal services, and not place	<p>The proposed development will make use of existing services and will not place pressure on Crediton to provide additional services.</p>

pressure on rural communities to provide additional services.	
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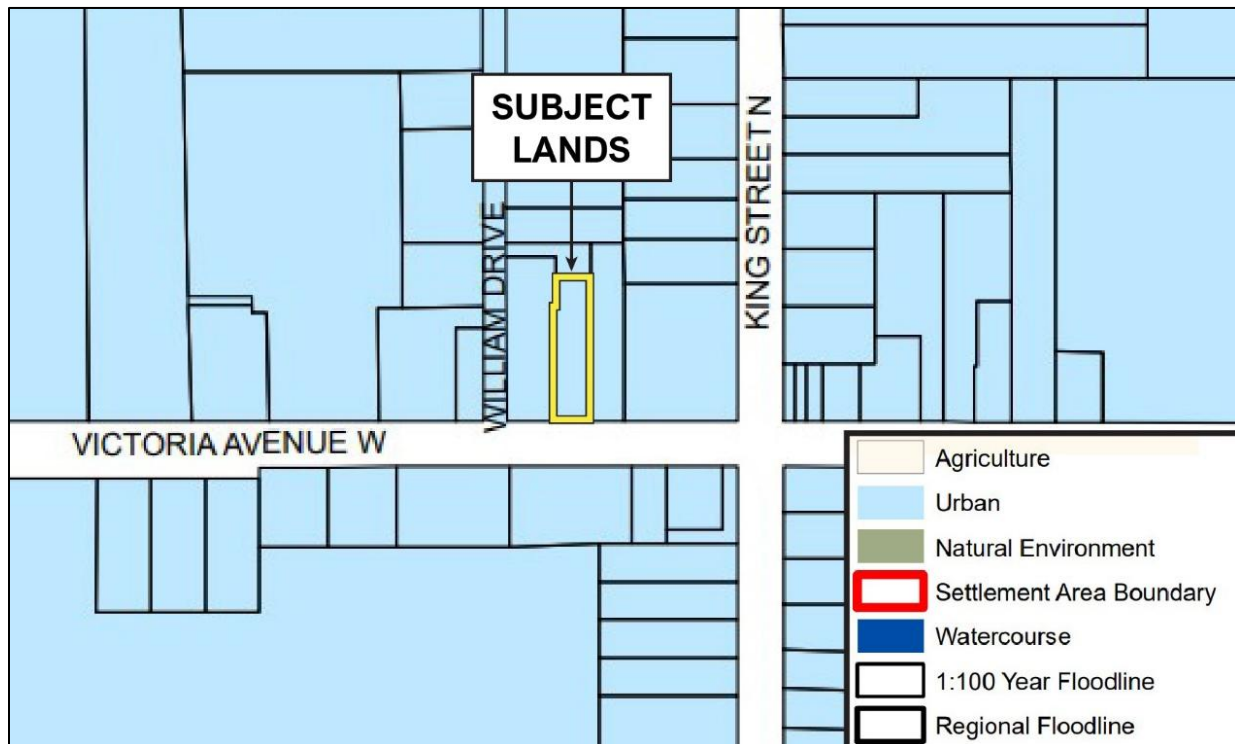
As outlined above, the proposed development is consistent with the policies of the Huron County Official Plan.

7.3 THE MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

The Municipality of South Huron Official Plan is a policy document providing a long-range, comprehensive land use strategy for areas located within the municipal boundaries of South Huron. It provides a framework for land use decisions for all development within the Municipality of South Huron by protecting and enhancing the natural environment, directing, and managing growth patterns and facilitating the strategic vision of the Municipality. A key objective of the Municipality of South Huron Official Plan is to encourage and facilitate a wide range of appropriate and compatible residential intensification types.

The subject lands are located within the “*Primary II Settlement Area*” and are designated “*Urban*” on “*Crediton South Huron Official Plan Schedule E*” (Figure 15) with frontage along a “*County Highway*” on “*Schedule P – Roads Plan*” in the Municipality of South Huron Official Plan.

Figure 15: South Huron Schedule ‘E’ – Crediton Land Use Plan (excerpt)



The *Urban* land use designation permits a range of low, medium, and high-density residential uses. The proposed 2-storey rowhouse provides a modest form of medium-density intensification that is contemplated within the Urban policies of the South Huron Official Plan.

South Huron Official Plan	
Policy	Response
<p>General Settlement Area Policies</p> <p>7.4.2 Intensification</p> <p>2. The municipality will encourage intensification in urban settlement areas by:</p> <p>a) Permitting increased densities and small lot development where appropriate, for the efficient use of infrastructure</p>	<p>The subject lands, which are underutilized in their current form, have a vacant area at the rear of the site which provides an opportunity for increased density on the subject lands. The proposed development will make efficient use of the infrastructure available to the subject lands.</p>
<p>7.4.4 Affordable Housing</p> <p>1. Encourage and facilitate the provision of a full range of housing forms and ownership/rental structures to meet the needs of current and future residents.</p>	<p>The proposed housing form, a rowhouse, helps Crediton provide a wider range of housing forms helping to meet the needs of current and future residents.</p>
<p>Primary II Settlement Areas</p> <p>7.8.3 Goals</p> <p>The following goals are adopted for Primary II Settlement Areas:</p> <p>1. Provide opportunities for new residential, commercial, industrial and community facility to meet the needs of the settlement area and surrounding community;</p> <p>2. To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;</p> <p>6. Ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses</p>	<p>The proposed development, being located on an underutilized lot located within the center of Crediton, helps to prevent sprawl development by making more efficient use of an existing, underutilized residential lot and concentrating residential development towards the center of Crediton.</p> <p>The proposed rowhouse building will be designed to be in-keeping with surrounding built forms, being primarily 1-2-storey single detached dwellings. The use of appropriate setbacks utilized in the site design allow for sufficient landscaping buffers to help minimize the proposed triplex potential impact on abutting properties.</p>
<p>7.8.4.2 Servicing</p> <p>All development within Primary II Settlement Areas shall be serviced by full municipal water and sewer services.</p> <p>Stormwater management reports may be required as a condition of a development agreement such that both water quantity and quality are considered. This will include provision for erosion and sediment control measures and how they will be maintained during and after construction.</p>	<p>The proposed development will be serviced by full municipal water and sewer services. Any required servicing report will be included with this submission.</p>
<p>7.8.4.3 Residential</p> <p>3. New developments shall demonstrate how they assist the municipality in achieving intensification and affordable housing targets, in accordance with Section 7.4 General Settlement Area Policies.</p>	<p>As the proposed development seeks to intensify the subject lands with additional development, the proposed development assists Crediton in meeting the goal of Section 7.4.2 1. b), being that 10% of total residential development in Secondary Settlement areas will be accommodated through intensification.</p>
<p>6. Low, medium, and high-density residential developments shall be considered subject to their merits. New residential</p>	<p>The height of the proposed development, being 2-storeys in height, is consistent with residential developments in the surrounding area which are</p>

developments shall meet the following criteria: a) Height and massing of medium and high-density housing shall be compatible with the character and density of the surrounding residential area	predominately 1-2 storey single-detached dwellings, or other multi-unit buildings.
b) To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site.	There are no natural areas present on the subject lands. The proposed development has been located to minimize the number of trees subject to removal.
c) Adequate road access shall be provided and all parking shall be off-street.	The proposed development will have road access from the existing driveway on the subject lands which connects to Victoria Avenue. All parking required for the development can be accommodated on the subject lands.
d) Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments.	The proposed development has sidewalks that connect to the existing sidewalks located along Victoria Avenue, enhancing walkability in the surrounding area.
e) Landscaping, provision of green, open space and tree planting will be provided to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding residential areas.	As shown on the site plan, sufficient spacing for landscape strips have been provided around the perimeter of subject lands to assist in enhancing the appearance of the development. The landscaping around the perimeter of the site also assists in screening the development and surface parking area from abutting developments. To the rear of the proposed triplex building, a large open space has been provided for landscaping and an amenity area for residents.
f) Connect to full municipal services and demonstrate the ability to manage stormwater, lot grading, and drainage on-site.	As per the civil materials included with this submission, the proposed development can connect to full municipal services and manage stormwater, lot grading, and drainage on-site.
g) A high standard of building design is emphasized, including accessibility design features.	A high building design standard, consistent with surrounding residential buildings, will be utilized in the design of the proposed triplex building.
h) Siting and design of buildings and structures shall be compatible with surrounding residential uses.	The proposed rowhouse building will be designed to be in-keeping with the built form of the single-detached dwellings found in the surrounding area. This will be accomplished by the proposed triplex building being 2-storeys in height and providing a building design using material consistent with surrounding single-detached dwellings.
i) Adequate on-site amenities shall be provided.	On-site amenities such as surface parking, and outdoor amenity space have been adequately provided.
j) Safe movement of traffic shall be demonstrated and any required	No improvements to the road network are required for this development.

improvement to the road network shall be undertaken as part of the development proposal.	
k) Residential development in proximity to industrial uses shall proceed according to Ministry of Environment Guideline D-6 Compatibility between Industrial Facilities and Sensitive Land Uses' as updated.	The proposed development is not located near any industrial uses.

As illustrated in the above analysis, the proposed development represents an appropriate form of residential intensification at an appropriate location and is in conformity with the policies of the Municipality of South Huron Official Plan.

7.4 THE MUNICIPALITY OF SOUTH HURON ZONING BY-LAW

The subject lands are zoned “*Residential – Medium Density (R2)*” in the Municipality of South Huron Zoning By-Law. As the “*Residential – Medium Density (R2)*” zone does not permit multiple buildings on the same site.

The proposed Zoning By-Law Amendment seeks to re-zone the subject lands to a site-specific, “*Residential – High Density (R3(_))*” zone with special provisions to permit the proposed rowhouse dwelling.

Table 1 below provides an outline of the “*Residential – High Density (R3)*” zone regulations and the requested site-specific “*R3(_)*” zone. Site-specific development standards are to be confirmed and refined subject to a review of the application by Staff through the approval process.

Table 1 – Zoning Statistics - *Denotes Required Special Provision **Denotes Existing Condition

Regulations	Residential High Density (R3) Requirements	Proposed
Lot Area (Min.)	730.0m ²	1,059.3m ²
Lot Frontage (Min.)	20.0m	**17.2m
Lot Depth (Min.)	38.0m	63.3m
Front Yard Setback (Min.)	6.0m	**2.4m
Interior Side Yard Setback (East)(Min.)	6.0m	**1.4m
Interior Side Yard Setback (West)(Min.)	6.0m	**2.7m
Rear Yard Setback (Min.)	10.0m	*5.9m
Lot Coverage (Max.)	40%	29%
Landscaped Open Space (Min.)	35%	42%
Building Height (Max.)	15.0m	<15.0m
Parking (Min.)	1 parking space per dwelling unit (6 x 1 = 6 spaces required)	6 parking spaces
Outdoor Communal Amenity Area (Min.)	100.0m ²	*90.0m²
Separation between Buildings	An exterior wall having a habitable room: 18.0m All other exterior walls: 3.0m	25.2m

As outlined in the above table, special provisions are required for the following items:

- To recognize the existing lot frontage of 17.2m;
- To recognize the existing front yard setback of 2.4m;
- To recognize the existing east interior side yard setback of 1.4m;
- To recognize the existing west interior side yard setback of 2.7m; and,
- To permit a rear yard setback of 5.9m.
- To permit an Outdoor Communal Amenity Area of 90.0m²

Lot Frontage

The proposed development has an existing lot frontage of 17.2m, whereas the required standard minimum lot frontage requirement is 20.0m. Although, the existing lot frontage is slightly under the required minimum, the intent of the lot frontage requirement can still be maintained. As illustrated on the site plan, the existing lot frontage provides sufficient width for the existing rowhouse building located along the frontage as well as access to the side yards on either side of the building. To accommodate sufficient access to the site, there is an easement with the abutting property to the east where the existing driveway is located which provides access to the surface parking area located behind the existing rowhouse building.

Front Yard Setback

The proposed development has an existing front yard setback of 2.4m, whereas the required standard minimum front yard setback is 6.0m. Although the existing front yard setback is under the required minimum setback, the existing front yard setback is consistent with residential properties in the surrounding area. It is evident in the surrounding area that a majority of residential properties have buildings located close to the street with the existing triplex building on the subject lands in-line with the streetscape along Victoria Avenue.

Interior Side Yard Setbacks

The proposed development has existing interior side yard setbacks of 1.4m on the east side of the property, and 2.7m on the west side of the property. These setbacks result from the existing triplex building on the subject lands. Both of these setbacks are under the required standard minimum interior side yard setback requirement of 6.0m. Although the setbacks are less than the required minimum, the west setback can still maintain its intent as the setback still provides sufficient space for landscaping buffers and access to the side yard. The east side yard setback where the existing triplex building is located is where the driveway enters into the subject lands, which shares an easement with the abutting property to the east, minimizing the need for additional driveway connections to Victoria Avenue, a major roadway.

The interior side yard setbacks for the proposed rowhouse building at the rear of the subject lands are also less than the required minimum, but they are both larger than the setbacks of the existing triplex building (3.7m to the east property line, 3.0m to the west property line) and can maintain the intent of the side yard setback as they provide sufficient room for access and landscaping buffers.

Rear Yard Setback

The proposed development proposes a rear yard setback of 5.9m, whereas the required standard minimum rear yard setback is 10.0m. Although the setback is less than the required minimum, the intent and function of the rear yard setback can still be maintained. As shown on the site plan, the 5.9m rear yard setback provides for an appropriately sized outdoor amenity area and provides for sufficient buffering from nearby buildings. The rear yard of the subject lands interface with a large vacant side yard of the abutting property to the north, which does not contain a habitable dwelling, and is not within close proximity to nearby buildings. Further to this, the rear yard provides enough

space to incorporate landscaping to ensure adequate privacy buffers to abutting properties, and assists in screening the proposed building.

Outdoor Communal Amenity Area

The proposed development provides an outdoor communal amenity area that is 90.0m² in area, which is 10.0m² under the minimum required area of 100.0m² for an outdoor communal amenity space. Although the proposed area is smaller than the required minimum, the site plan illustrates that the proposed amenity space is sized adequately to maintain the intention of the amenity space. The outdoor amenity space is large enough to accommodate all of the residents between the two buildings, offering ample space for outdoor activity and socialization. The amenity space is provided in a location behind the proposed triplex building where residents can have a sense of privacy in this area being screened by the proposed building and surrounding landscaping buffers.

Given the above analysis, the proposed site-specific, special regulation “*Residential – High Density (R3(_))*” zone is appropriate for the subject lands and appropriate for implementing the policies of the County of Huron and the Municipality of South Huron.

8.0 CONCLUSIONS

The proposed Zoning By-Law Amendment seeks to permit the development of a 2-storey rowhouse dwelling on the subject lands, creating 3 additional residential units for a total of 6 units on the subject lands. This proposal to intensify the subject lands achieves the goals of appropriate residential intensification, as set out in the Municipality of South Huron Official Plan, by providing an efficient and cost-effective residential development that maintains a built form and intensity that is compatible with surrounding land uses.

The subject lands are underutilized in their current form. The Municipality of South Huron contemplates rowhouses through residential intensification, and the proposed housing form supports greater affordability and diversity in the neighbourhood. The proposed development is appropriately located and will integrate well in the surrounding neighbourhood.

Based on the above, and as detailed throughout this Planning Justification Report, the proposed Zoning By-Law Amendment is consistent with the intent and policies of municipal planning documents. As such, the proposed Zoning By-Law Amendment is appropriate and consistent with the Provincial Planning Statement, the County of Huron Official Plan, and the Municipality of South Huron Official Plan, as well as being in the public interest.