

To: Sandra Weber, Director
From: Craig Metzger, Senior Planner
Date: April 23, 2021

Re: Plan of Subdivision 40T15002 Redline Revisions

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

Address: 70 Church Street

Owner: Buckingham Estates Ontario Ltd.

Applicant: Monteith Brown Planning Consultants

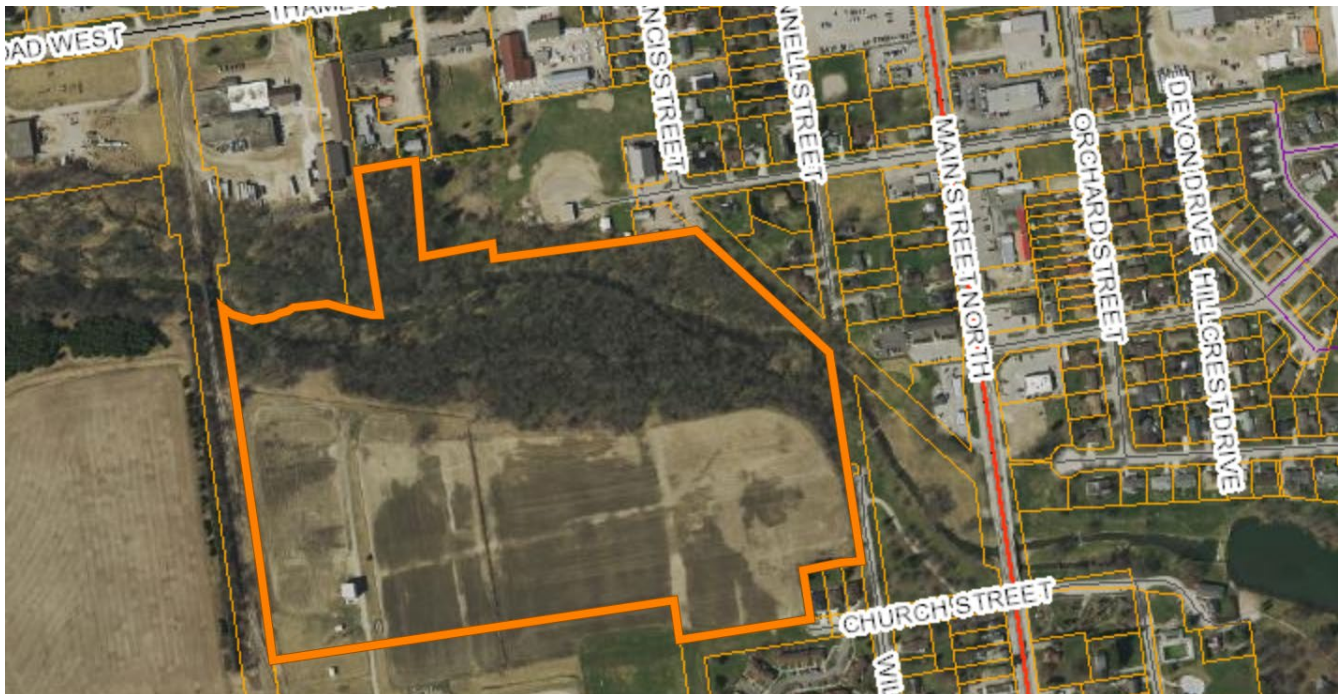
RECOMMENDATION

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. The property is municipally known as 70 Church Street.

Figure 1. 2015 Air Photo with subject parcel outlined in orange

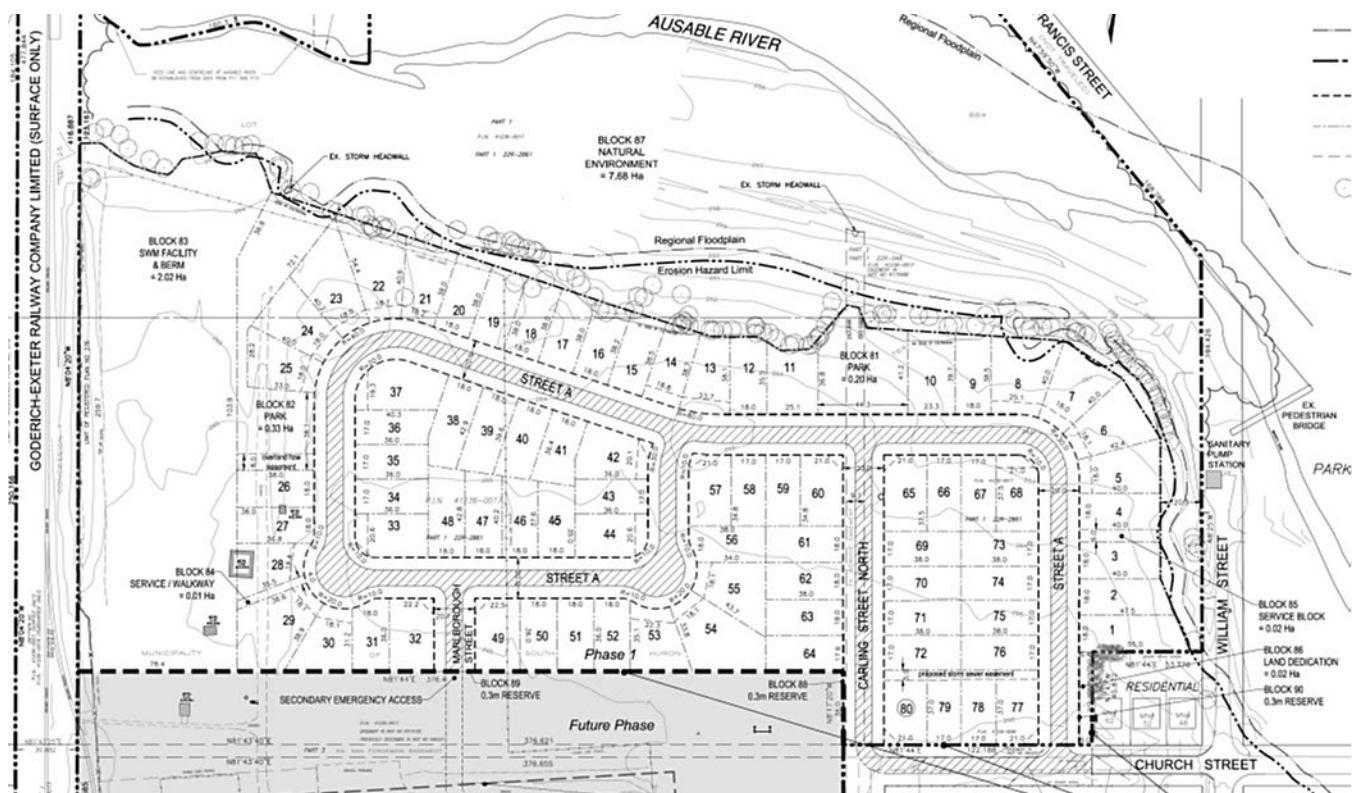


Subdivision file 40T15002 received draft plan approval in 2016. In 2019 ownership of the property changed from Hensall District Co-operative to CVD Exeter and draft plan approval was extended for a further three years. Draft plan approval is now set to expire on October 6, 2022. Earlier this year

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 is comprised of 80 single detached dwelling lots and a stormwater management facility at the west end of the subdivision (see Figure 2 below). Access is from an extension of Church Street to two new streets in the subdivision with a future road to link to the residentially-designated lands to the south when they develop.

Figure 2. Current Draft Plan of Subdivision



An application has been submitted on behalf of the owner to revise the layout of the subdivision to increase the number of single detached lots from 80 to 112 as shown by the “redline revisions” in Figure 3 on the following page. The proposed lot changes do not change any of the street locations or the stormwater management facility and are completely contained within the area divided into residential lots in the current draft plan. As a result, the requested changes are considered minor and a public meeting is 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.

Comments were received from a neighbour (Ron and Mary Lou Henry who live at the west end of Church Street) about the redline revisions as a result of the concurrent zoning by-law amendment notice circulation. The Henrys expressed a concern with the change from 80 to 112 lots being considered a minor change and also that the resulting homeowner traffic will be too large for the single access from Church Street. As previously mentioned, the proposed lot changes do not change any of the street locations or the stormwater management facility and are contained to the current residential area. There is also a proposed future access to the lands to the south which are also designated for residential development.

Municipal staff have no objections to the application. Staff did note items such as servicing, lot grading and layout, stormwater management, and addressing that are dealt with through the subdivision approval conditions or the subdivision agreement. There was also a comment suggesting eliminating the park blocks (Blocks 113 & 144 in the revised plan); however, due to the developer's desire to bring

the lots to market as soon as possible this is not being considered at this point but may be brought back later for consideration.

The Ausable Bayfield Conservation Authority has indicated they do not oppose the requested redline revisions.

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 the 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 December 23, 2020 are hereby approved under Section 51 of the Planning Act, RSO 1990, as amended.

Sandra Weber, Director
Planning & Development Department
County of Huron

