



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, December 9, 2024, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Notice of Hybrid Meeting:

The following meeting will allow for both electronic and in-person attendees. Meetings will be live streamed on the Municipal YouTube channel and the Agenda and Minutes page of southhuron.ca. A recording of the meeting will be available on the Municipal YouTube channel.

For those persons who wish to participate orally at the hearing, they can attend in person at Council Chambers, or there is an option to join the electronic hearing; please contact the Clerk directly for a specific meeting invitation: at clerk@southhuron.ca (519-235-0310).

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-235 -0310 or by email at clerk@southhuron.ca to discuss how best we can meet your needs.

Pages

1. Call to Order
Welcome & Roll Call.
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990, Section 34
4. Application Package for Z05-2024 Tridon (Baker) 1
 - 4.1 C. McIntosh - Huron County Planner Report 52
 - 4.2 Written Comments Received
Written comments received form part of the application package.
 - 4.2.1 Lake Huron Primary Water Supply System
 - 4.2.2 Ausable Bayfield Conservation Authority

4.2.3 Baker Planning Group C/O Caroline Baker

4.3 Comments-Council; Public in Attendance

5. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at _____ p.m.

PUBLIC MEETING AGENDA RECORD

The following applications are scheduled to be heard by the Public Meeting on Monday, December 2, 2024, at 5:00 P.M. at the following location and in the order stated below.

LOCATION:
Hybrid.

MEETING DESCRIPTION:

ITEM	ROLL#	PERMIT NUMBER	APPLICANTS	ADDRESS	DESCRIPTION
1	4010040026008000000	Shu-Z5-2024	Tridon Group (Adrienne Wieler)	70786 BLUEWATER HIGHWAY	<p>The purpose of the proposed zoning by-law amendment is to amend the zoning affecting the subject lands in accordance with the draft plan of subdivision that applies. The proposed changes or effect of the amendment if approved will include:</p> <ul style="list-style-type: none"> • Amending the boundaries of the R1-17-H (Residential Low Density – Special – Holding), OS (Open Space), U (Utility) and R3-17-H (Residential High Density – Special – Holding) zones to reflect redline (draft plan of subdivision) amendments approved in 2024 resulting in a shift to block boundaries; • Recognizing the minimum lot depth for lots within the R1-17-H zone to be as per the approved draft plan; • Reducing the minimum interior side yard setback from 1.5 metres to 1.2 metres in the R1-17-H zone where there is a garage attached to the main building; • Reducing the minimum rear yard setback for Lots 16 through 43 in the R1-17-H zone from 7 metres to 6 metres; • Increasing the maximum lot coverage for main buildings (including any decks, porches or balconies) in the R1-17-H zone from 40% to 45% • Increasing the maximum lot coverage for all structures within the R1-17-H zone from 45% to 50%; <p>Adding text provisions to the R1-17-H to allow for one (1) single detached dwelling to be constructed prior to the removal of the holding symbol from the subject lands, notwithstanding minimum driveway width provisions and provided it is built within lot 3 as identified on the applicable draft plan and it is not occupied until final approval of the subdivision is granted.,</p>



The Corporation of the Municipality of South Huron
 322 Main Street South
 Exeter, Ontario N0M 1S6
 Southhuron.ca
 519-235-0310

Public Meeting Notice

Your comments are welcome on Zoning By-Law Amendment Z05-2024

Date of Public Meeting: December 2nd, 2024 at 5:00pm

A change is proposed in your neighbourhood:

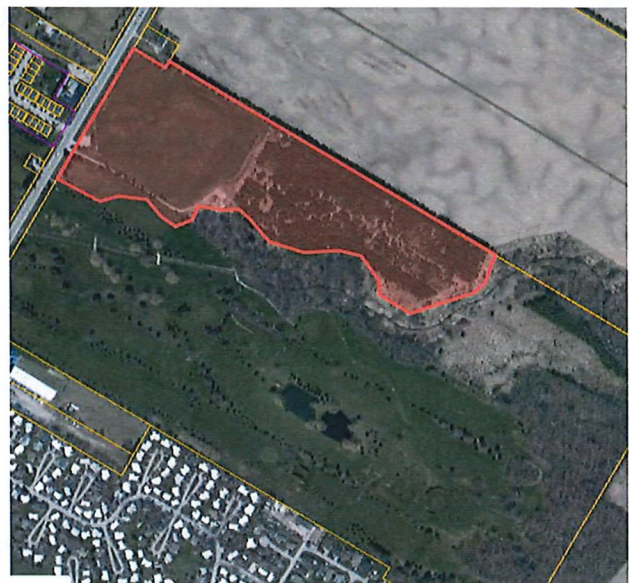
Owner: Tridon Properties Ltd

Applicant: Baker Planning Group C/O Caroline Baker


Location: 70786 Bluewater Highway (CON LRE LOT 3 LESS HWY PT; LOTS 2 AND 4 SUB TO ROW OVER; 22R5241 PTS 1, 2, 3 & 5)

The purpose of the proposed zoning by-law amendment is to amend the zoning affecting the subject lands in accordance with the draft plan of subdivision that applies. The proposed changes or effect of the amendment if approved will include:

- Amending the boundaries of the R1-17-H (Residential Low Density – Special – Holding), OS (Open Space), U (Utility) and R3-17-H (Residential High Density – Special – Holding) zones to reflect redline (draft plan of subdivision) amendments approved in 2024 resulting in a shift to block boundaries;
- Recognizing the minimum lot depth for lots within the R1-17-H zone to be as per the approved draft plan;
- Reducing the minimum interior side yard setback from 1.5 metres to 1.2 metres in the R1-17-H zone where there is a garage attached to the main building;
- Reducing the minimum rear yard setback for Lots 16 through 43 in the R1-17-H zone from 7 metres to 6 metres;
- Increasing the maximum lot coverage for main buildings (including any decks, porches or balconies) in the R1-17-H zone from 40% to 45%
- Increasing the maximum lot coverage for all structures within the R1-17-H zone from 45% to 50%;
- Adding text provisions to the R1-17-H to allow for one (1) single detached dwelling to be constructed prior to the removal of the holding symbol from the subject lands, notwithstanding minimum driveway width provisions and provided it is built within lot 3 as identified on the applicable draft plan and it is not occupied until final approval of the subdivision is granted.



Dated at the Municipality of South Huron this 29th day of October, 2024


 Rebekah Msuya-Collison
 CAO/Deputy Clerk

If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents. The Municipality of South Huron is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

How to Access the Meeting

This meeting will be for both electronic and in-person. For those persons who wish to participate at the meeting, please contact the Planning Coordinator: planning@southhuron.ca (519-235-0310) no later than **4 p.m. on the date of the public meeting**. All Public meetings will be streamed live, available on the Municipality of South Huron's Agendas and Minutes webpage. The meeting will take place in Council Chambers, 322 Main Street South, Exeter.

Have Your Say

Persons wishing to participate in the planning process are strongly encouraged to send their comments, or concerns via email or mail to Celina McIntosh, Planner at cmcintosh@huroncounty.ca or to Vanessa Polselli, Planning Coordinator at planning@southhuron.ca. Written comments may also be hand delivered or mailed to the Municipal Office: 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Polselli. Oral comments may also be expressed at the meeting.

Please note that comments and opinions submitted on these matters, including the originator's name and address, become part of the public record and may be viewed by the general public and maybe published in a Planning Report, Council Agenda or Council Minutes

Know Your Rights

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights.

Stay in the Loop

If you have any inquires or questions about the application, please contact the Planner.

If you wish to be notified of the decision of the Municipality of South Huron on the proposed zoning by-law amendment, you must make a written request to the Municipality of South Huron at 322 Main Street South, Exeter, ON, N0M 1S6, Attention: Vanessa Polselli or by email at planning@southhuron.ca. Updates on this application will be posted on Southhuron.ca

Planner on this File:

Celina McIntosh, Planner
cmcintosh@huroncounty.ca
 519-524-8394 ext 3

Municipal Contact:

Vanessa Polselli, Planning Coordinator
planning@southhuron.ca
 519-235-0310 ext. 252



B. General information		
What is the purpose of and reasons for the proposed amendment(s)? To permit relief from the Zoning By-law requirements, related to permitted lot coverage, side yard setback and rear yard setback.		
Name, address, phone of all persons having any mortgage, charge, debenture or encumbrance on the property		
Name	Address	Phone
Toronto-Dominion Bank	275 Dundas St, 9th Floor London, ON N6B 3L1	-3
What area does the amendment cover? <input type="checkbox"/> The "entire" property <input checked="" type="checkbox"/> Just a "portion" of the property		
Area (hectares) 12.2	Depth 608.6 m	Frontage (width) 281.4 m
Is any of the land in wellhead protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		
What is the current planning status?		
Official Plan Designation Low Density Residential	Zoning R1-17(H)	
List land uses that are permitted by current Official Plan designation Range of low density residential uses.		

What is the "existing" use of the land?
Former golf course, approved for residential development.

How long have the existing uses continued on the subject land?
50+ years as a golf course.

What is the "proposed" use of the land?
Residential, single detached dwellings, street townhouses and cluster townhouses.

Provide the following detail for all buildings

Are any building proposed to be built on subject land? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing	Proposed
Type of Building(s)	N/A	Single, Street Towns and Cluster Towns
Main Building Height	N/A	1 and 2 storeys
Lot Coverage	N/A	45%
Number of Parking Spaces	N/A	1-4
Number of Loading Spaces	N/A	0
Number of Floors	N/A	1-2
Total Floor Area	N/A	Varies
Ground Floor Area (exclude basement)	N/A	Varies
Building Dimensions	N/A	Varies
	Date of construction for existing building N/A	Date of construction for proposed building 2025-2026

Setback from Buildings to	Front of Lot Line 4.5m	Rear to Lot Line 6.0m	Side to Lot Line 1.2m
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Indicate the Applicable Water Supply and Sewage Disposal

Type of Disposal		
Municipal Water	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Well	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Municipal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Sewers	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed

If the requested amendment would permit development on a privately owned and operated individual or communal septic system, and more than 4500 liters of effluent would be produced per day as a result of the development being completed, the applicant **MUST** submit a servicing options report and a hydrogeological report.

How will storm drainage be provided? <input checked="" type="checkbox"/> Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other	Is storm drainage present or will it be constructed? <input type="checkbox"/> Present <input checked="" type="checkbox"/> Will be constructed
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Type of Access (check appropriate box)

<input checked="" type="checkbox"/> Provincial Highway	<input checked="" type="checkbox"/> Municipal Road, seasonally maintained	<input type="checkbox"/> County Roads
<input type="checkbox"/> Right of Way	<input type="checkbox"/> Municipal Roads, maintained all year	<input type="checkbox"/> Water Access
<input type="checkbox"/> Private Road		

Proceed to 'Section H. Related Planning Applications' if a Zoning By-Law Amendment is not proposed

Does the proposed Zoning By-law amendment add or change zoning designation in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment change a zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment replace the zoning provision in the Zoning By-Law? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
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Does the proposed Zoning By-law amendment delete a zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Does the proposed Zoning By-law amendment add a zoning provision in the Zoning By-Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
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If applicable and known at the time of Zoning Application, provide the following information:

Section Number(s) of provision to be changed 19.8.17 and Schedule C	Has the text of the proposed new policy been uploaded to this application as an attachment? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Name of new zone N/A	Has a map of the proposed new Key Map been uploaded to the application as an attachment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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List land uses proposed by Zoning amendment
 Single detached dwellings, street townhouse dwellings and cluster townhouse dwellings.

Has there been a previous application for rezoning under Section 34 of the Planning Act affecting the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is the application for an amendment to the Zoning By-Law consistent with Provincial Policy Statement issued under Section 3(1) of the Planning Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Is the intent of this application to implement an alteration to the boundary of an area settlement or to implement a new area of settlement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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Is the intent of this application to remove land from an area of employment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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ACCURATE, TO SCALE, DRAWING OR PROPOSAL:

⇒ Please attach a drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal.

⇒ This application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- The boundaries and dimensions of the subject land;
- The location, size and type of all existing and proposed buildings and structure on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- The current uses of land that is adjacent to the subject land;
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, or a private road or a right-of-way;
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- The location and nature of any easement affecting the subject land;
- The approximate location of all natural and artificial features that are located on the subject land and on land that is adjacent to it, and in the applicant's opinion may affect the application

Examples of natural and artificial features: buildings, railways, roads, watercourses, drainage ditches, banks of river or streams, wetlands, wooded areas, wells and septic tanks

The drawings should show: (please use a survey if available)

- | |
|---|
| - property boundaries and dimensions |
| - Dimensions of area of amendment |
| - Distance from structures to the lines |
| - Easements or restrictive covenants |
| - Building dimensions and location |
| - Neighbouring adjacent land uses |
| - Parking and loading areas |
| - Use of neighbouring properties |
| - Public roads, allowances, right of way |
| - Municipal drains/Award drains |
| - Wetlands, forested areas, ANSI's, ESA's |
| - Driveways and lanes |
| - Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits) |
| - Natural watercourses |
| - North arrow |

Has the applicant or owner made application for any of the following, either on or within 120 meters of the subject land?

Official Plan Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Zoning By-Law Amendment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Minor Variance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plan of Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Consent (Severance)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Site Plan Control	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If the answer to the question above is YES, please provide the following information:

File number of application OPA 19, Z15-2020, 40T20006	Approval authority County of Huron; Municipality of South Huron
Lands subject to application As described above	Status of application Approved.
Purpose of application To permit a residential development on the land.	
Effect on the current application for amendment To permit the construction of bungalow dwelling units.	

I. Other supporting information

Please list the titles of any supporting documentation that has been attached to this application. (It is recognized that the applicant meets with planning staff to attempt to determine the supporting documents that will be required)
Planning Justification Letter.

J. Pre-submission consultation

Applicants are to contact the County to speak/meet with the Planner assigned to the Municipality before submitting an application.

Date of Applicant's consultation meeting with County Planner
On-going in August and September 2024

Has the Planner advised the Applicant that this application needs to be reviewed by the County Biologist for comments on Natural Heritage matters?

Yes No

K. Public Consultation Strategy

Please outline your proposed strategy for consulting with the public with the respect to this amendment request
To follow the statutory process under the Planning Act.

Please answer Section A OR Section B, depending on the type of servicing available. In the following questions, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where Sanitary Sewers are available

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

Yes No Unknown

Section B - Where Septic Systems are required

The application is for the creation of a new lot for which the primary use will be a dew dwelling (other than a new dwelling on a farm)

Yes No Unknown

Is the property less than .4 hectares (1 acre) in area?

Yes No Unknown

Does the property have less than .2 hectares (1/2 acre) of "usable land" for a septic tank and tile bed? See definition of "usable land" below

Yes No Unknown

"Usable land" means an area of land suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 meters (10 feet) from any property line, at least 15 meters (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restrictions may apply according to legislation)

I am uncertain of the location of the existing septic tank and tile bed on the property?

Yes No Unknown

Will there be more than one dwelling unit on each lot?

Yes No Unknown

An industrial or commercial use is proposed which will require a septic system?

Yes No Unknown

Is the property within 183 meters (600 feet) of an abattoir (slaughter house)?

Yes No Unknown

Is the application for a new Plan Subdivision/Condominium?

Yes No Unknown

Baker Planning Group
 PO Box 23002 Stratford
 Stratford, ON
 N5A 7V8



October 10th, 2024

File No.: 2019-05

Mike Rolph, CBCO
 Director of Building and Planning
 Chief Building Official
 Municipality of South Huron
 PO Box 759, 322 Main Street South
 Exeter, ON
 NoM 1S6

**RE: Zoning By-law Amendment Application
 70786 Bluewater Highway, Municipality of South Huron
 Tridon Properties Ltd.**

On behalf of Tridon Properties Ltd. ("Owner"), we are pleased to submit a Zoning By-law Amendment Application for the following purposes:

1. To address the zoning provision related to the single detached building lots and land within the Sol Haven Subdivision (40T-20006). This request specifically relates to lots 1 to 89 on the Draft Plan of Subdivision (approved January 16th, 2024);
2. To amend the wording of the existing Holding Provision for the single detached building lots to facilitate the construction of one (1) dwelling unit as a model home for the London Health Sciences Dream Home Lottery. The proposed amended wording of the Holding Provision would apply only to those lots that are zoned "R1-17" (lots 1 to 89); and,
3. Minor adjustments to the zone boundaries to align with the approved Redline Draft Plan of Subdivision (approved January 16th, 2024).

The Draft Plan of Subdivision was approved on November 3rd, 2021, and included the approval of 97 lots/blocks for 188 residential dwellings (92 single detached, 25 street townhouses, and a cluster of 71 stacked townhomes/multiple attached), a stormwater management pond, and new municipal roads. A redline to the approved Draft Plan of Subdivision was granted on January 16th, 2024, to reduce the number of dwelling units by six (6).

1 Zoning By-law Amendment Application

With respect to the first zoning request, through the detailed building design process for the single detached building lots within the development, certain zoning provisions were determined to be prohibitive for the construction of bungalow dwellings. To accommodate this housing form, buildings typically have a larger ground floor footprint. As a result, the following relief is being sought from "Residential Low Density (R1-17(H))":

1. To permit a maximum lot coverage of 45% and 50% for all structures, whereas the by-law permits a maximum of 40% and 45% for all structures for Lots 1 to 89 in Draft Plan of Subdivision 40T-20006
2. To permit a side yard setback of 1.2 metres, whereas the by-law requires a minimum of 1.5 metres for Lots 1 to 89 in Draft Plan of Subdivision 40T-20006

3. To permit a rear yard setback of 6.0 metres, whereas the by-law requires a minimum of 7.0 metres for Lots 16 to 43 in Draft Plan of Subdivision 40T-20006

It is further noted that the South Huron Zoning By-law includes land area associated with decks, porches and balconies within the permitted maximum lot coverage. In this regard, the percentage lot coverage exceeds that of just the dwelling unit itself. In our opinion, the intent of this approach to defining lot coverage is to ensure that the maximum amount of impervious cover by buildings and structures is established in the zoning by-law and that proper stormwater management practices can be implemented. In support of the Application, GRIT Engineering has reviewed the detailed engineering design, including grading design and stormwater management. Their review concluded that these design modifications can be accommodated on the Site, while maintaining the detailed engineering design reviewed by the Municipality of South Huron.

As illustrated on the attached typical lot design, the lots within the Site can comply with all other zoning provisions, including front yard setbacks, building height, minimum landscaped open space, and off-street parking.

The second request within the Amendment Application to amend the specific wording of the Holding Provision that applies to the single detached building lots (Lots 1 to 89). The approved wording, through the approval in 2021 stated that:

The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17- lands have been met.

To facilitate the construction of one (1) model home on Lot 3, in advance of the satisfaction of all conditions of draft approval, the following amended wording is proposed:

The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17 lands have been met. Prior to the -H symbol being removed, one single detached dwelling may be constructed within the R1-17-H zone. The single detached dwelling may be constructed notwithstanding Section 3.26.15.5 (maximum driveway width) of the by-law. It must be built within lot 3 as identified in the draft plan dated November 2023. Occupancy of the single detached dwelling is not permitted until final approval of the subdivision is granted.

The proposed wording also for the model home to be constructed; however, full occupancy of the homeowners cannot occur until all conditions of the Draft Plan of Subdivision have been satisfied. In this regard, the amended wording only provides the Owner with the ability to start construction while the final components of the draft plan conditions are addressed through late fall 2024. We would note that the detailed engineering drawings for the servicing of the development have been accepted by the Municipality of South Huron and the Owner is working with staff on immediately signing the Subdivision Agreement. Further, detailed work is being completed with the Ministry of Transportation and an MTO Land Use Permit would be required to be issued before construction can commence on the model home.

The Owner has retained the services of their civil engineer to confirm that the model home can be constructed and serviced, without the extension of the sanitary trunk sewer. Once the trunk sewer is extended the dwelling can be connected to full municipal services. A schematic of the model home on Lot 3 is appended to this submission.

The requested amendment to the zoning map for the Site is as a result of the Redline Draft Plan of Subdivision and minor adjustments to the boundaries of the zoning for the single detached dwellings (R1-17) and street townhouse dwellings (R3-14). A copy of the revised amending mapping is appended to this letter. The net effect of the Redline Draft Plan of Subdivision was the reduction in the total of dwelling units by three (3). The general road network and location of specific unit types and densities was maintained through the Redline and this subsequent minor amendment to the zone boundaries.

2 Planning Policy Framework

Provincial Policy Statement

The Provincial Policy Statement ("PPS"), 2020 is a province-wide policy document that sets the foundation for regulating development and land use in Ontario. The PPS is issued under Section 3 of the *Planning Act*. The PPS "provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment."

In our opinion, the Application is consistent with the PPS and have regard for the applicable policies, by:

- By facilitating a range of housing options and development standards for new residential development that minimize the cost of housing and facilitate a compact form (section 1.4.3); and,
- Optimizing existing and planned municipal infrastructure through municipal water, storm and sanitary pipes, and the existing road network (Section 1.6.6.1 and 1.6.7.2).

The Province of Ontario has released a new Provincial Planning Statement ("new PPS") that comes into force and effect on October 20th, 2024. Given the impending application of the new PPS, this letter considers any applicable policy implications.

The housing policies under Section 1.4.3 of the PPS have been amended in the new PPS to provide a stronger mandate on supporting a range and mix of housing types. Specifically, Section 2.2.1 b). 2 states references the need to introduce new housing options.

In our opinion, the Proposed Development and implementing Application is consistent with the new PPS, which further supports providing housing to meet community needs.

County of Huron Official Plan, 2015

The purpose of the Huron County Official Plan ("County OP"), is outlined in Section 1.2, stating that:

The County Official Plan is a statement of the community and is presented in the words of the community. It is a record and guide. Not only does it provide direction for the activities of individuals and community organizations, the County Official Plan provides guidelines to local municipalities for the development of local official plans. The policies and actions are general policies and are provided as guidelines.

The County OP includes five (5) resource maps, provided as reference, not land use designations. The local official plans will provide detailed mapping and land use designations. The Site is identified as a "Settlement Area", which are built-up areas where development will be concentrated. Huron County's Settlement Areas include Towns, Villages, Hamlets, and Lakeshore Residential Areas. The Port Blake Planning Area is considered a Primary Settlement Area (PII).

Section 7.3.2 of the County OP provides policies related to housing within settlement areas, stating communities will contain an increase in overall density, adaptable housing forms and all housing options to meet the needs of the community.

In our opinion, the Application conforms to the policies and actions of the County OP by directing residential growth to areas identified for development and considering development standards that will provide for the construction of a range of housing forms, including bungalows for an aging population.

South Huron Official Plan, 2003 (Consolidated February 2024)

The South Huron Official Plan (OP) identifies the "resources, capabilities and constraints of the land and the community." The Site is part of the Port Blake Planning Area of the South Huron Official Plan and designated as "Residential". ("OP"). Section 7.2 b) of the OP defines the Port Blake Planning Area as a Primary II Settlement Area as areas that are fully serviced and have potential to accommodate growth.

General goals for settlement areas include (Section 7.3), but not limited to:

1. Growth shall be directed first to primary settlement areas with municipal sewer and water services.
3. Applications for new residential development will be required to demonstrate how they help to achieve affordable housing and intensification targets.
4. Before considering an expansion to any settlement area boundary, intensification and infill development will be encouraged within existing urban settlement areas, especially where municipal water and sewer is available.
5. Socio-economic, cultural, and ethnic diversity will be promoted through the development of healthy, active and walkable communities. Walkability will be incorporated in existing and new development to implement the International Charter for Walking signed by the Municipality of South Huron in April 2012.
6. Great urban spaces will be created by applying high standards of design.
7. Vibrant neighbourhoods will be built within complete communities that attract people and make them want to stay.
8. Urban natural environment, parks and open space are provided to create recreational opportunities within the community and to protect natural landscapes and hazard land.

9. Care is taken to establish land uses in a way that promotes compatibility and minimizes conflict through the creative use of landscaping, site and building design, and setbacks.

Section 7.4.4.1 addresses affordable housing in settlement areas, stating that a full range of housing forms and ownership structures shall be encouraged to meet the needs of current and future residents. The Municipality will encourage housing for low- and moderate-income households, with a minimum affordable housing target of 30% of all new residential development (Section 7.4.4.3.3).

Goals for Primary II Settlement Areas include (Section 7.8.3):

1. Provide opportunities for new residential, commercial, industrial and community facility uses to meet the needs of the settlement area and surrounding community.
2. To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses.
3. Provide a broad mix of housing choices, both to rent and own, insufficient supply and variety in type, cost, affordability and location to meet the housing needs of the community.
4. Permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable neighbourhoods.
5. Maintain stable and create new residential neighbourhoods and green spaces that are safe, well-lit, well-designed, attractive and walkable.
6. Ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses.
7. Meet the urban natural environment, parks and open space needs of the community and to protect the natural landscapes that exist within and adjacent to settlement areas.

New residential development within the Primary II Settlement Area shall meet the following criteria (Section 7.8.4.3.6):

- a. Height and massing of medium and high density housing shall be compatible with the character and density of the surrounding residential area;
- b. To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site;
- c. Adequate road access shall be provided and all parking shall be off-street;
- d. Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments;
- 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;
- f. Connect to full municipal services and demonstrate the ability to manage storm water, lot grading and drainage on-site;
- g. A high standard of building design is emphasized, including accessibility design features;
- h. Siting and design of buildings and structures shall be compatible with surrounding residential uses;
- i. Adequate on-site amenities shall be provided;

- j. Safe movement of traffic shall be demonstrated and any required improvements 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.

Section 7.10.4.1.4 of the OP provides the policies for land designated "Low Density Residential." Permitted uses include single-detached dwellings, semi-detached dwellings, duplex dwellings, single-storey townhouses with a maximum of 6 attached units, and second residential units, subject to the policies of Section 7.4.4.3.

In our opinion, the Application conforms to the OP by providing for housing options within a defined settlement area, that can be constructed on full municipal services. The review completed by GRIT Engineering demonstrates that the proposed modifications to the zoning provisions can be accommodated within the existing detailed engineering design for the Site, including lot coverage, rear yard setbacks, and side yard setbacks.

The Application conforms to Section 7.8.4.3.6, providing sufficient land area on the lots to accommodate required parking and landscaped open space.

Furthermore, the construction of one (1) model home addresses the policies of the OP, by ensuring that both access and servicing can be achieved for Lot 3 on an interim basis, until such time as the draft plan conditions have been satisfied.

South Huron Zoning By-law, 2018

The South Huron Zoning By-law, 2018, zones the Site as "Residential – Low Density (R1-17(H))". The Zoning By-law permits a range of residential and accessory uses, including single detached dwellings. The following table provides an assessment of the zoning provisions with the Severed Lot and Retained Lot.

R1-17 (H) Provision (Section 19)		Proposed Lots	Compliance
Minimum Lot Area (interior)	410 sq.m.	Min. 411 sq.m.	Yes
Minimum Lot Area (corner)	540 sq.m.	Min. 546 sq.m.	Yes
Minimum Frontage (interior)	13.7 m	Min. 13.7m	Yes
Minimum Frontage (corner)	18.0 m	Min. 18.2m	Yes
Minimum Property Depth	30.0 m (except om for Lots 5, 6, 45 and 84)	Min. 30.0m	Yes
Minimum Front Yard	4.5m; 6.0m to garage	4.5m; 6.0m to garage	Yes
Minimum Side Yard	1.5 m	1.2 m	No
Minimum Exterior Side Yard	4.5 m	Min. 4.5m	Yes
Minimum Rear Yard	7.0 m	6.0 m	No
Maximum Zone Coverage	40%	45%	No

R1-17 (H) Provision (Section 19)		Proposed Lots	Compliance
Minimum Landscape Open Space	30%	49%	Yes
Maximum Building Height	14.0 m	< 14.0m	Yes
Minimum Off-Street Parking	1/unit	Min. 1	Yes

The lots will continue to comply with all other provisions, including building height, building setbacks, landscaped open space, and off-street parking.

As part of this submission, Baker Planning Group has completed a benchmarking assessment of other municipal zoning provisions for low density zones that permit single detached dwellings. The following is a summary of established permissions, as well as approved variations to the provisions, based on more current land use planning approvals.

Municipality	Lot Coverage*	Rear Yard Setback	Side Yard Setback
Middlesex Centre	40% to 50%	6.0m	1.2m
Lambton Shores	30% to 45%	7.0m	1.0m
London	35% to 45%	4.5m to 7.0m	1.2m (one-storey); 1.5m (two storey)
Stratford	<i>45% (however, up to 50% for single storey)</i>	6.0m	1.0m (one-storey); 1.5m (two storey)
North Perth	Up to 50%	6.0m to 7.5m	1.2m (one-storey); 1.5m (two storey)
South Bruce	40% to 50%	7.5m	1.2m

*Note: italicized lot coverages are those that are not required to include decks in the lot coverage calculation.

Huron County Residential Intensification Guidelines, 2020

The Residential Intensification Guidelines (November 4, 2020) provide a “framework to guide the planning and design of residential intensification projects within the County. These guidelines are intended to be used by property owners, developers, builders, architects and planners in preparing plans for intensification projects.” The Guidelines are to be used for Zoning By-law Amendment, the review of Site Plan Control applications, and through the variance and consent processes of the Committee of Adjustment.

Overall design goals and principles include a high standard of design with varying architectural styles, affordability and compact housing forms, active transportation (sidewalks, trails), heritage and cultural retention, sustainable and climate ready design and universal and age friendly design.

The Guidelines relate to the macro design considerations, but also building design, window placement, building heights, parking lots, building materials, architectural details, landscaping and servicing. For the proposed single detached building lots, these will be further considered at the time of Building Permit.

Guidelines that are relevant to the Zoning By-law Amendment Application include:

- Section 3.14 – Introduce a range of unit types within residential neighbourhoods to allow residents to age in place.
- Section 5.1 – A variety of housing types and built form should be accommodated with density encouraged adjacent to the collector and arterial roads and/or near neighbourhood parks.

The overarching intent of the Guidelines is to promote new housing that contributes to affordability, an aging population and provides for the efficient use of land. In our opinion, the Guidelines that apply to the nature of a Zoning By-law Amendment Application have been incorporated through the following measures:

1. Request for reduced yard setbacks will provide variation in building placement to create design interest and flexibility in building design.
2. Providing a range of housing types and densities to accommodate housing that is accessible

Summary of Planning Opinion

In our opinion, the Application represents good land use planning, is appropriate, and in the public interest as it locates a range of residential housing forms with a defined settlement area and is designated and zoned for residential uses. The provincial and local policy framework have both identified the need for a greater range of housing types, and the proposed bungalows will facilitate this mix.

With the proposed lot coverage increase, site design needs such as off-street parking, amenity area, and landscape open space can be maintained and in compliance with the Zoning By-law. As illustrated on the Conceptual Lot Design, all lots would exceed the required landscaped open space of 30%.

The reduced building setbacks continue to provide sufficient land width to connect the front and rear yards and outdoor amenity area. Appropriate grading and stormwater management can be achieved to ensure no negative impact to surrounding lands due to the increased lot coverage and the overall approved engineering design.

With respect to the requested amended wording to the Holding Provision, we are of the opinion that it is appropriate to facilitate the development on the Site, with regard to ensuring compliance with the MTO, the Municipality of South Huron and the Ontario Building Code.

Summary

In support of the Zoning By-law Amendment Application, we are enclosing the following documents:

- The Conceptual Lot Layout for the proposed zoning provisions
- Sample house designs with floor plans
- Lot 3 Site Plan
- The Executed Zoning By-law Amendment Application Form (CloudPermit)

We trust the submission can be accepted and circulated for review.

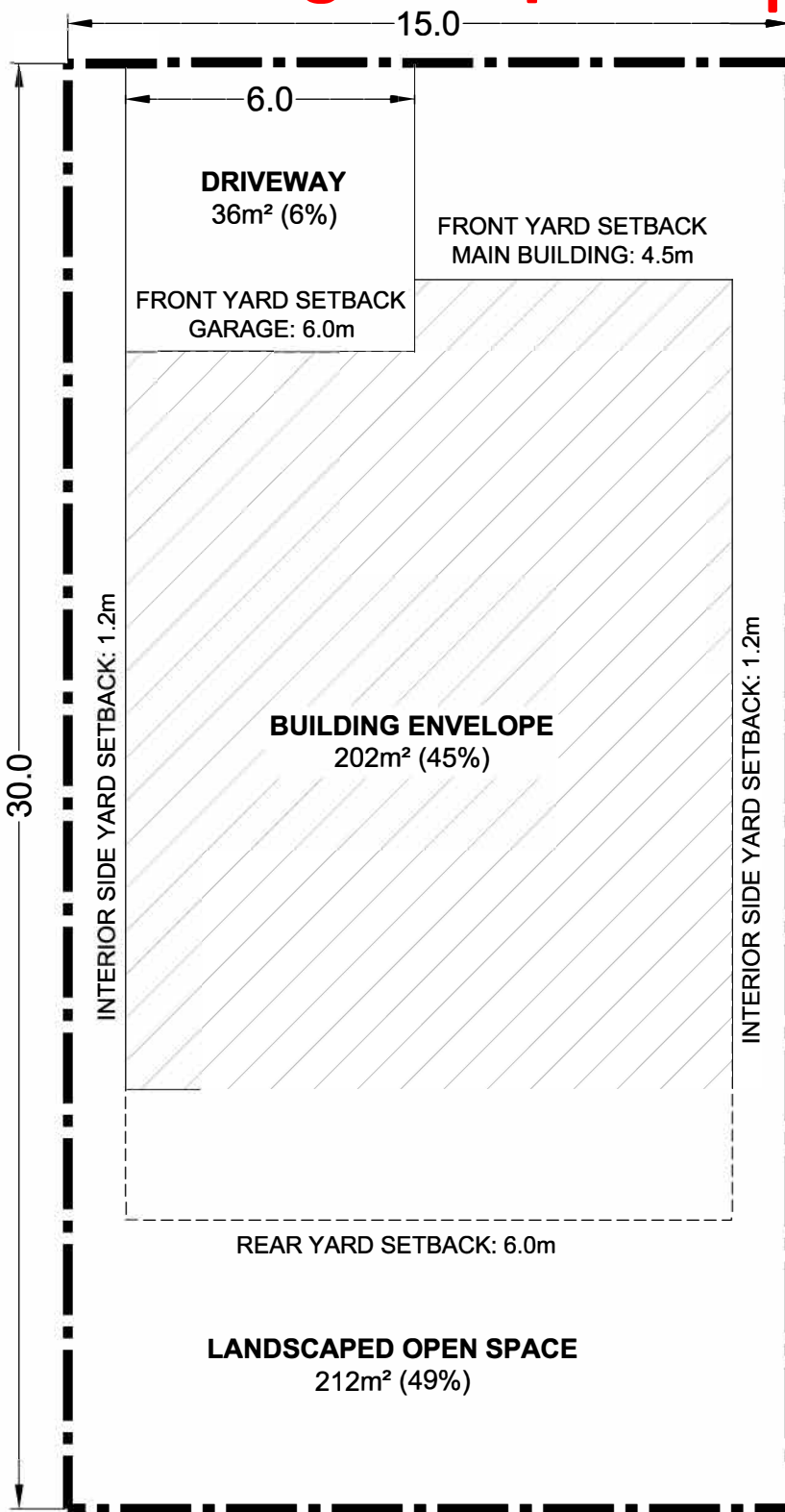
Kind regards,



Caroline Baker, MCIP, RPP
Principal

c.c. Owners

Zone Change Request #1



Page 20

RESIDENTIAL LOW DENSITY		REQUIRED	PROPOSED
Zone area interior property (min.)		450m ²	-
Zone area corner property (min.)		540m ²	-
Frontage interior property (min.)		15m	-
Frontage corner property (min.)		18m	-
Property depth (min.)		30m	-
Front Yard (min.)	main dwelling: 4.5m attached garag: 6m		-
Interior side yard (min.)		1.5m	1.2m
Rear yard (min.)		7.0m	6.0m
Zone coverage	all structures: 45% main building: 40%		45%
Landscaped open space (min.)		30%	-
Building height (max.)		14m	-

Sheet Title:
**MINOR VARIANCE
SKETCH - INTERIOR LOT**

Scale: 1:1,000 METRIC
Date: 09/24/2024
File Location: 200802_nv40-kblaynut
Drawn By: J.THIBERT

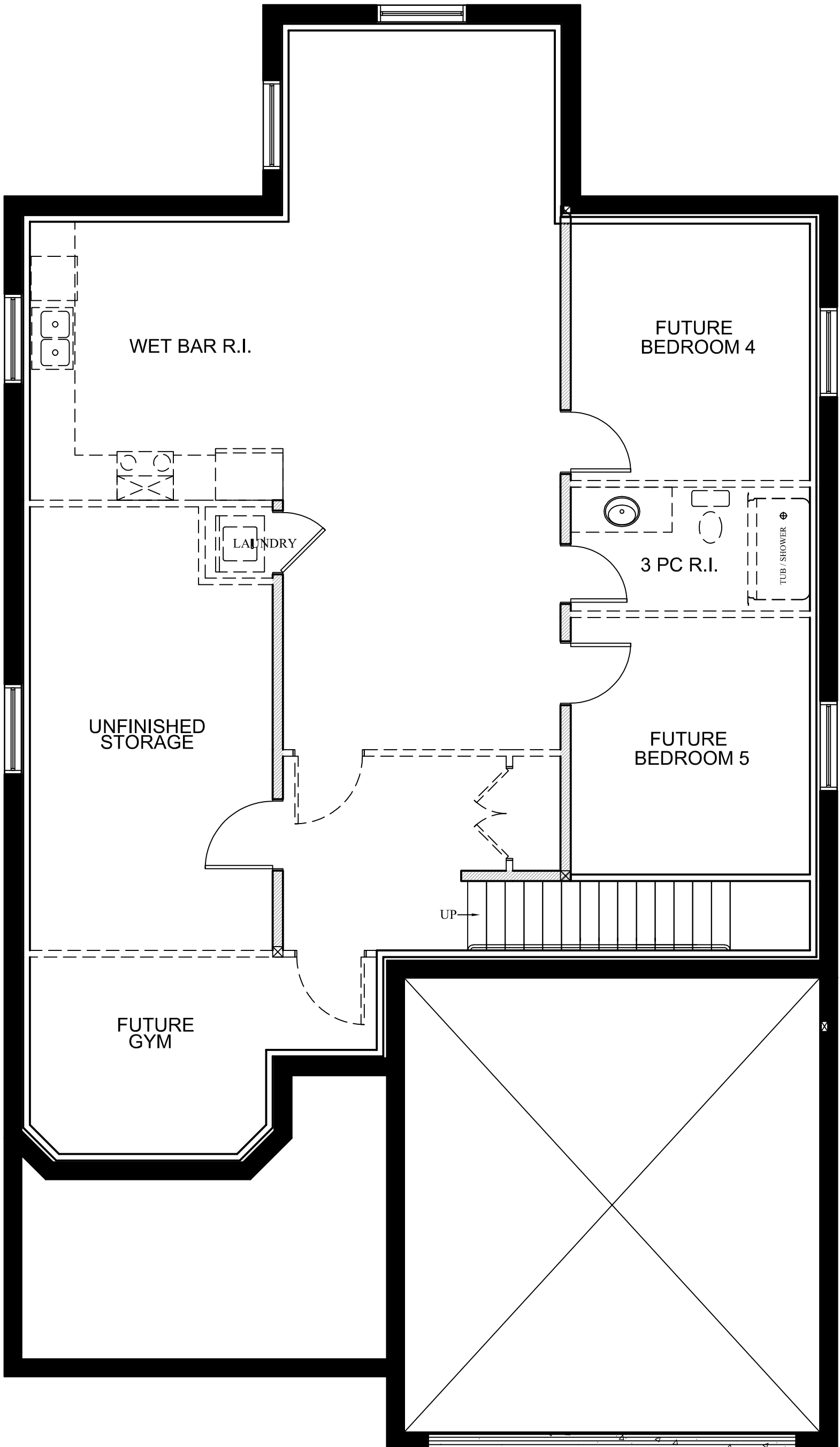
Project Name:
PART OF LOTS 2, 3 AND 4
LAKE ROAD EAST CONCESSION
AND PART OF LOTS 2, AND 3
LAKE ROAD WEST CONCESSION
GEOGRAPHIC TOWNSHIP OF STEPHEN
MUNICIPALITY OF SOUTH HURON
COUNTY OF HURON



FOUNDATION PLAN

PLUM MODEL

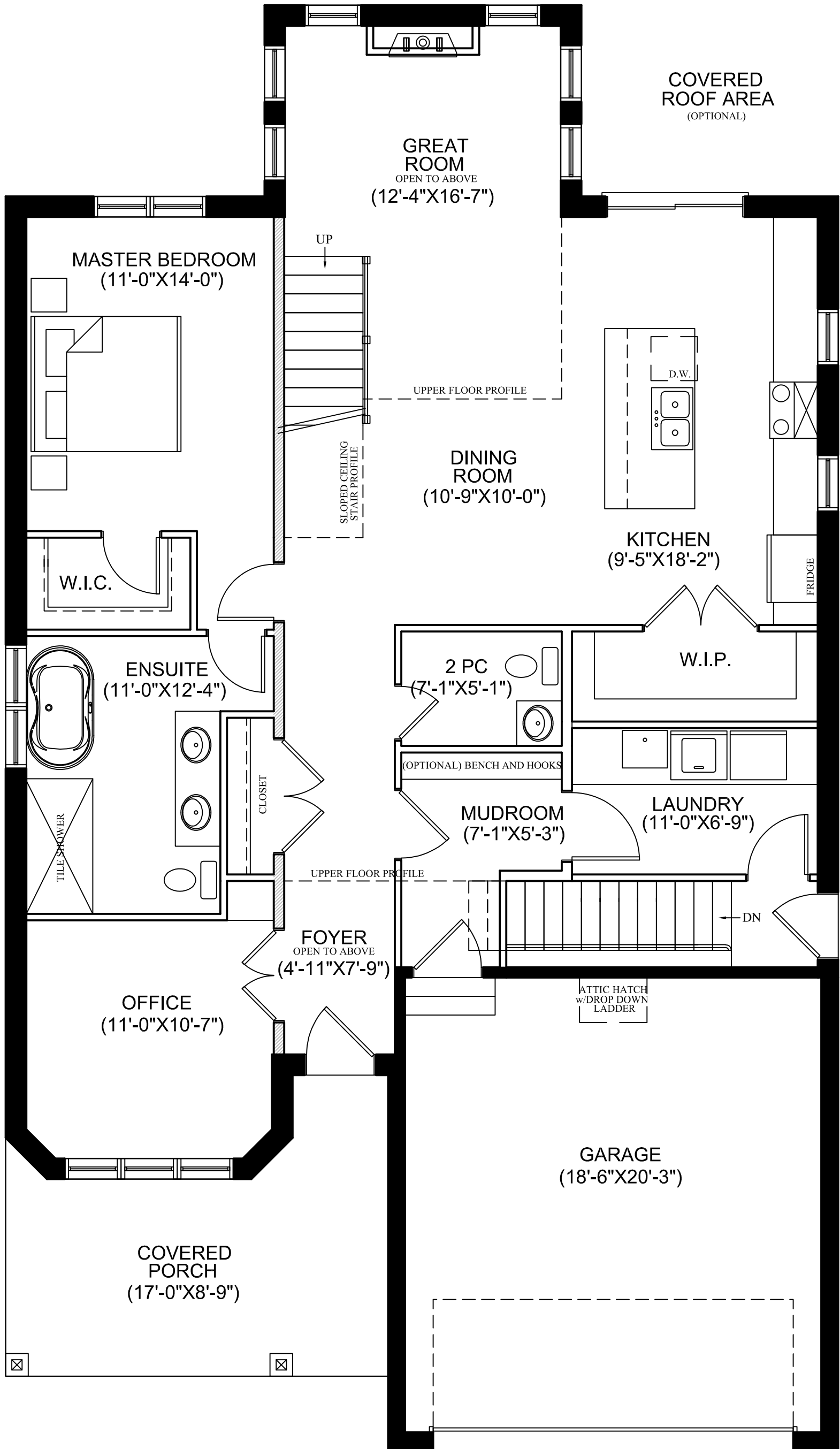
N.T.S.



MAIN FLOOR PLAN

PLUM MODEL

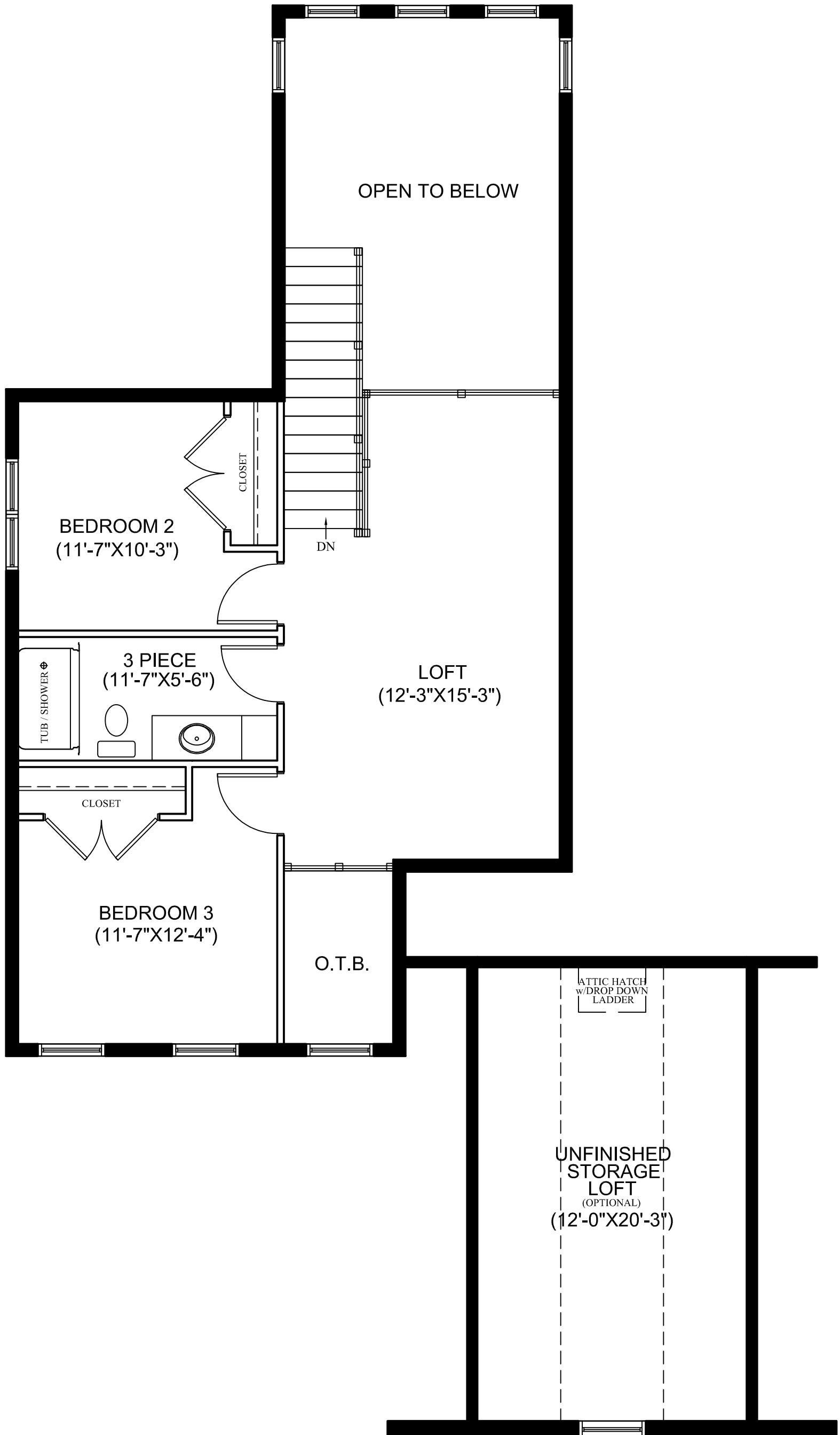
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UPPER FLOOR PLAN

PLUM MODEL

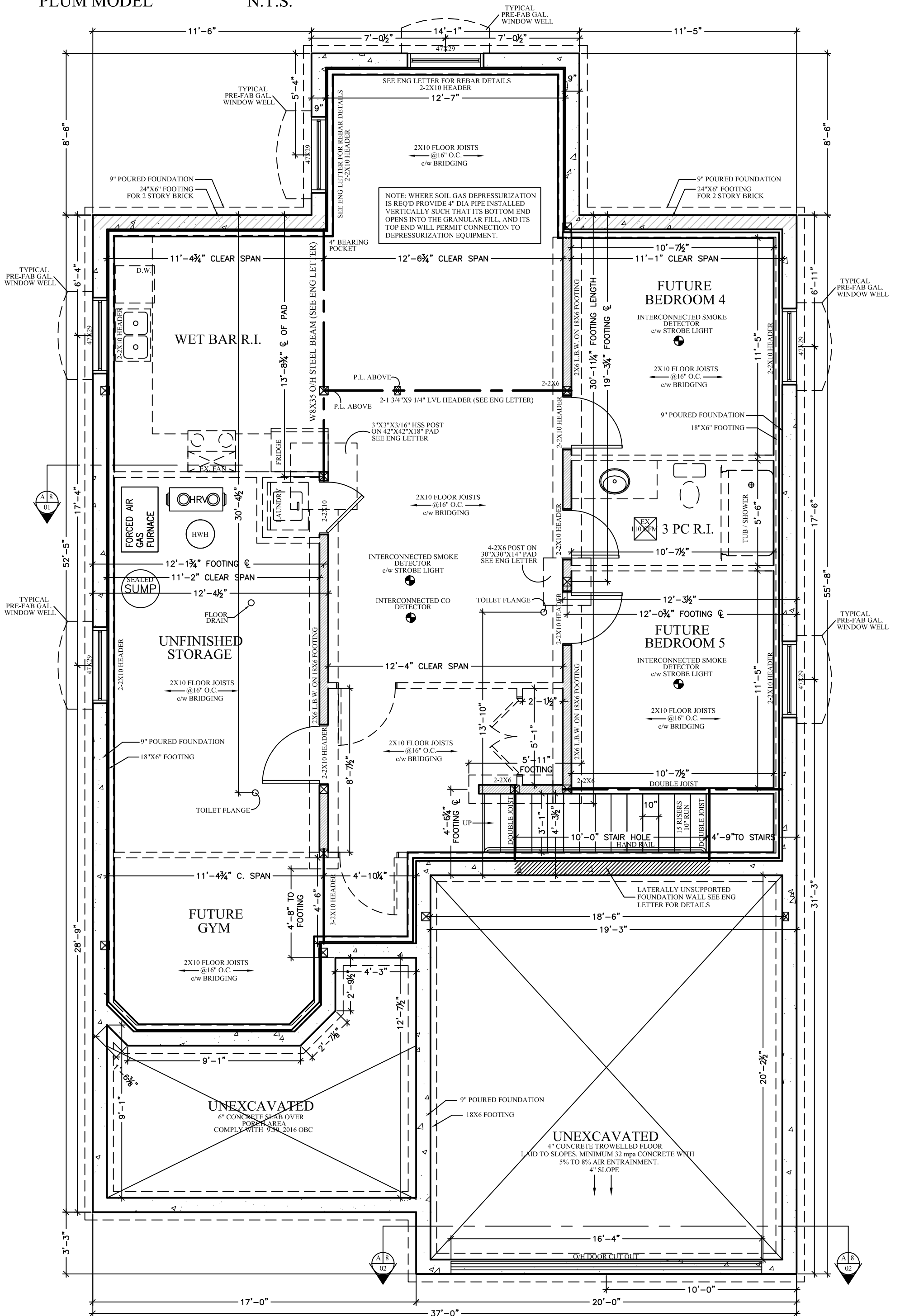
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FOUNDATION PLAN

PLUM MODEL

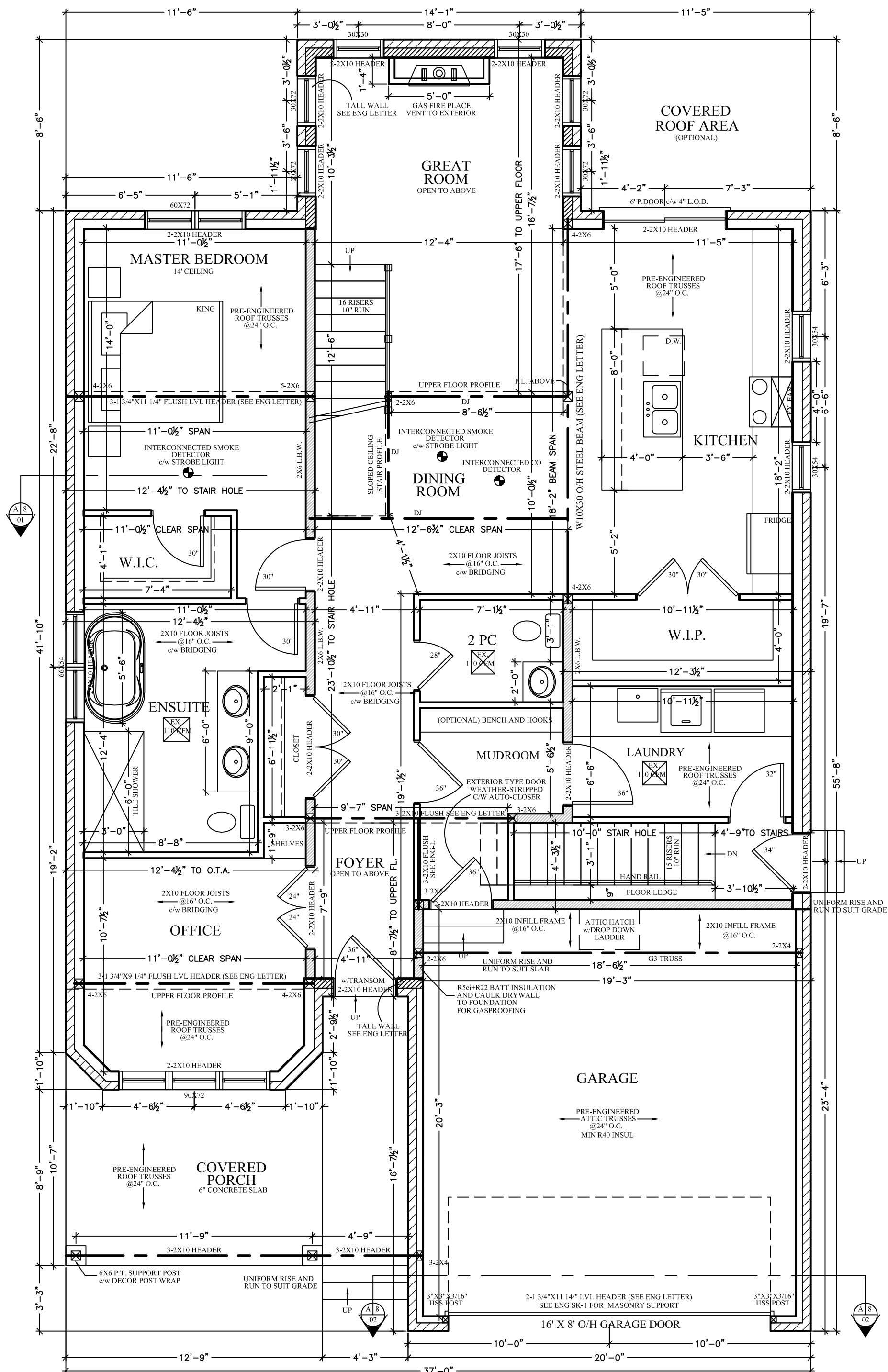
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MAIN FLOOR PLAN

PLUM MODEL

N.T.S.

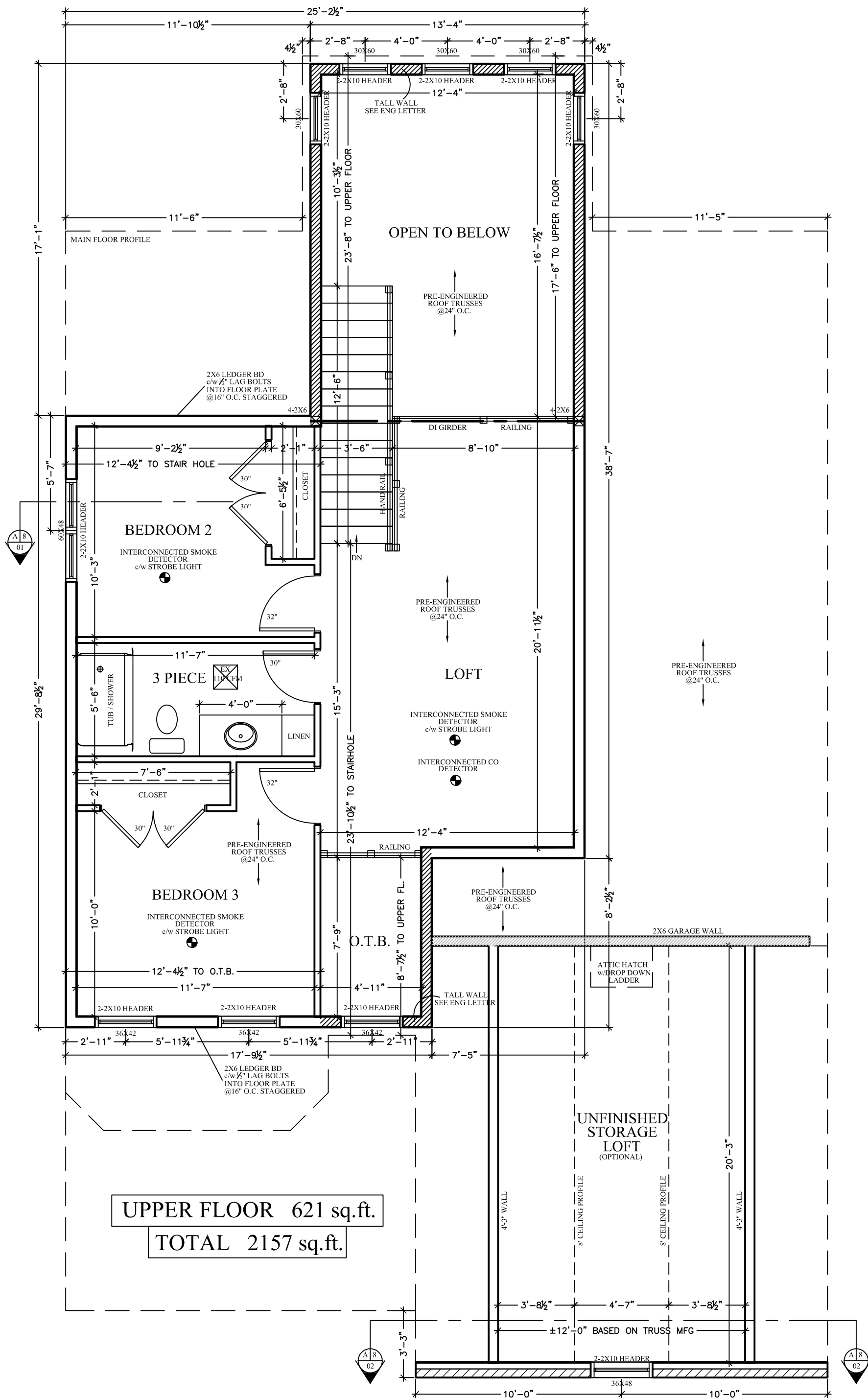


MAIN FLOOR 1536 sq.ft.

UPPER FLOOR PLAN

PLUM MODEL

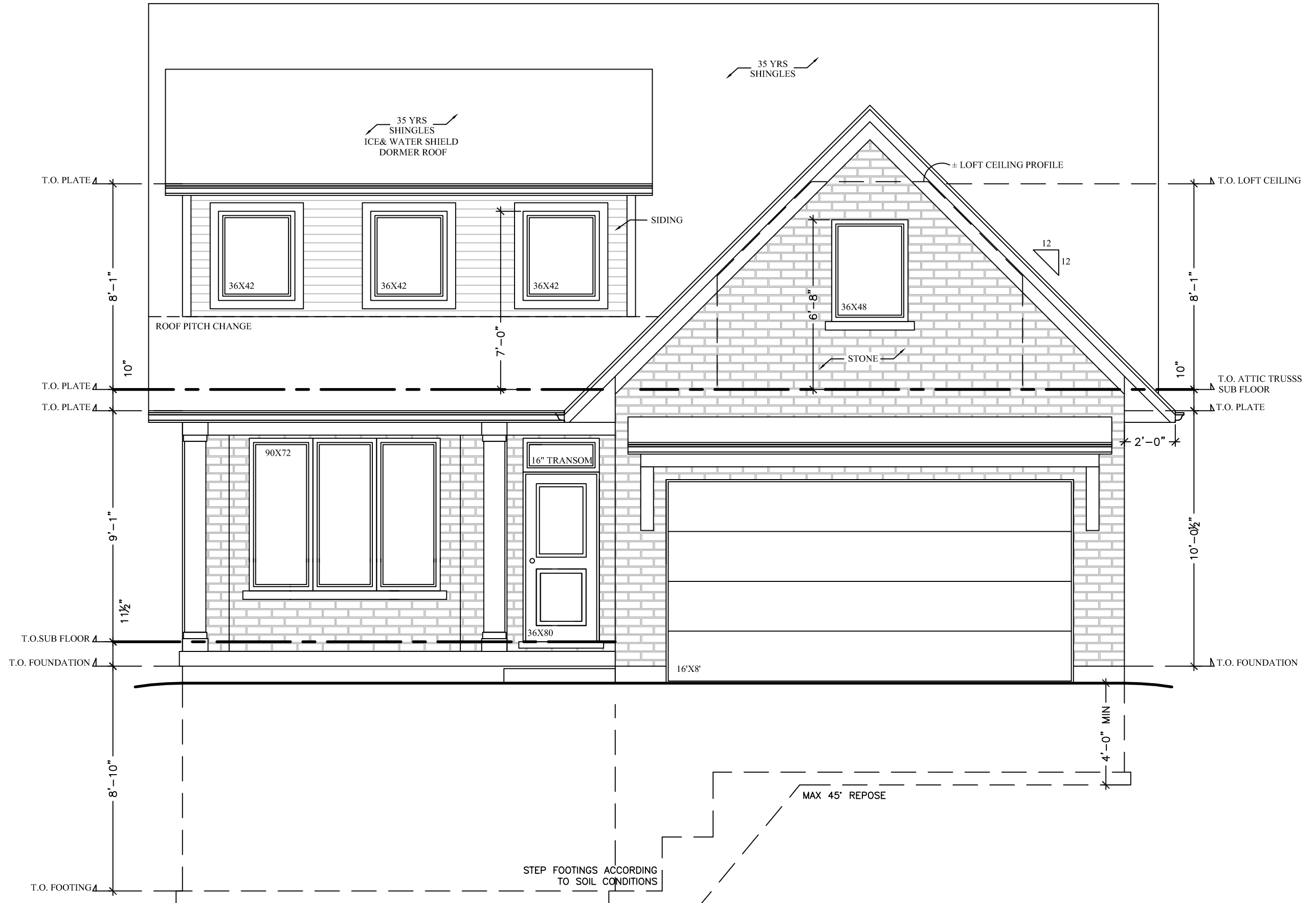
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FRONT ELEVATION

PLUM MODEL

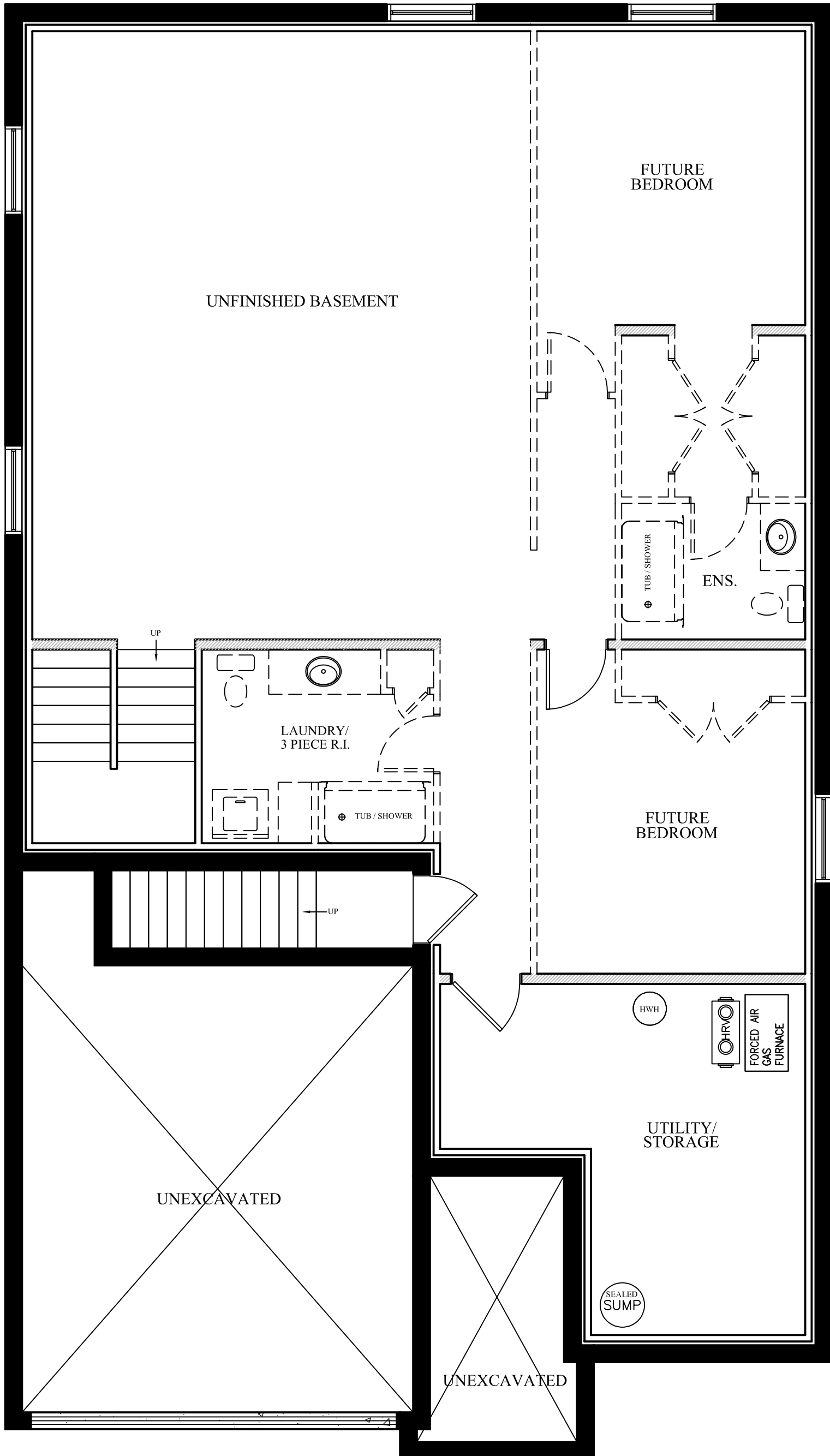
N.T.S.



FOUNDATION PLAN

ORCHID MODEL
BLACK LINES

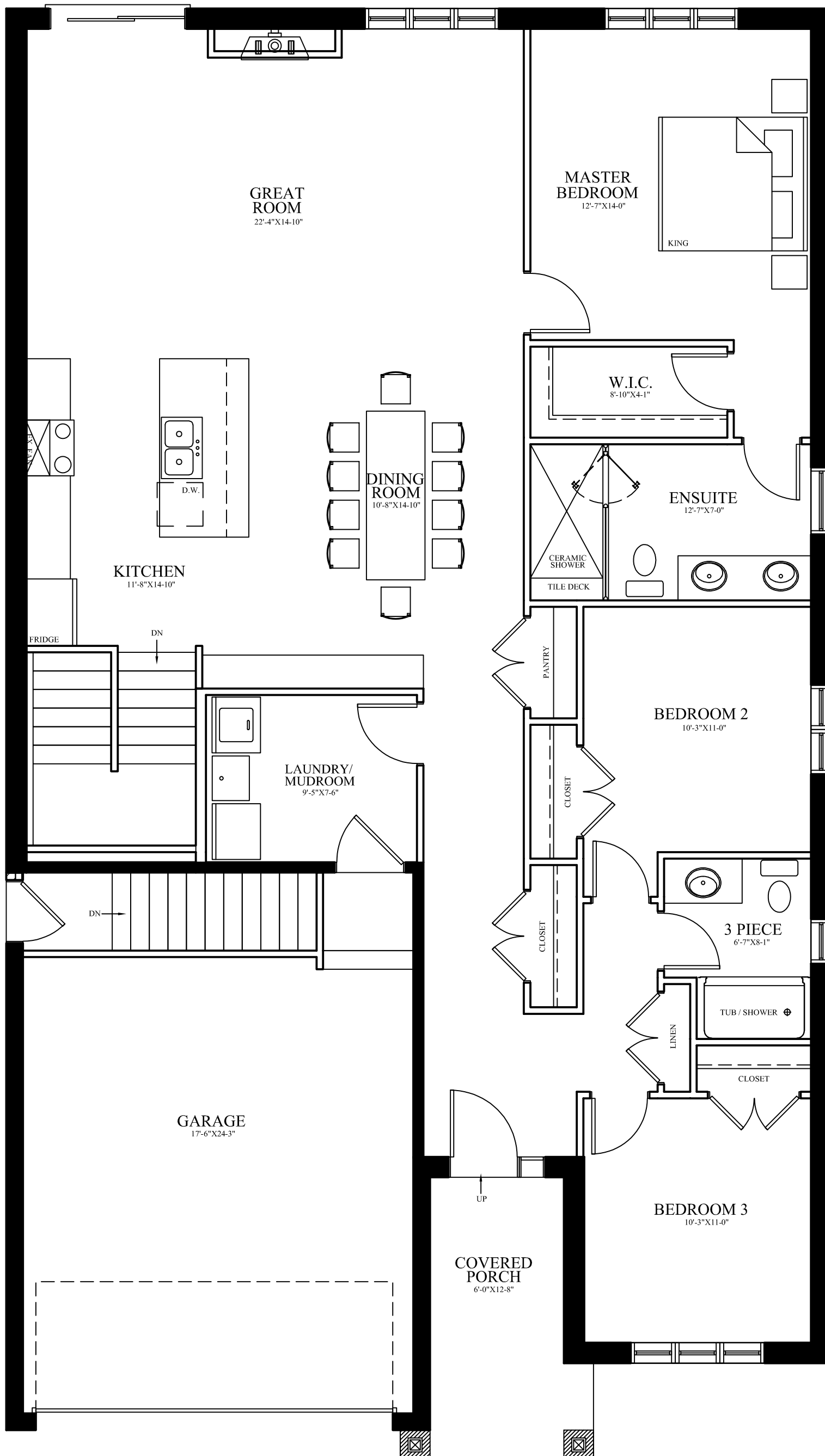
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MAIN FLOOR PLAN

ORCHID MODEL
BLACK LINES

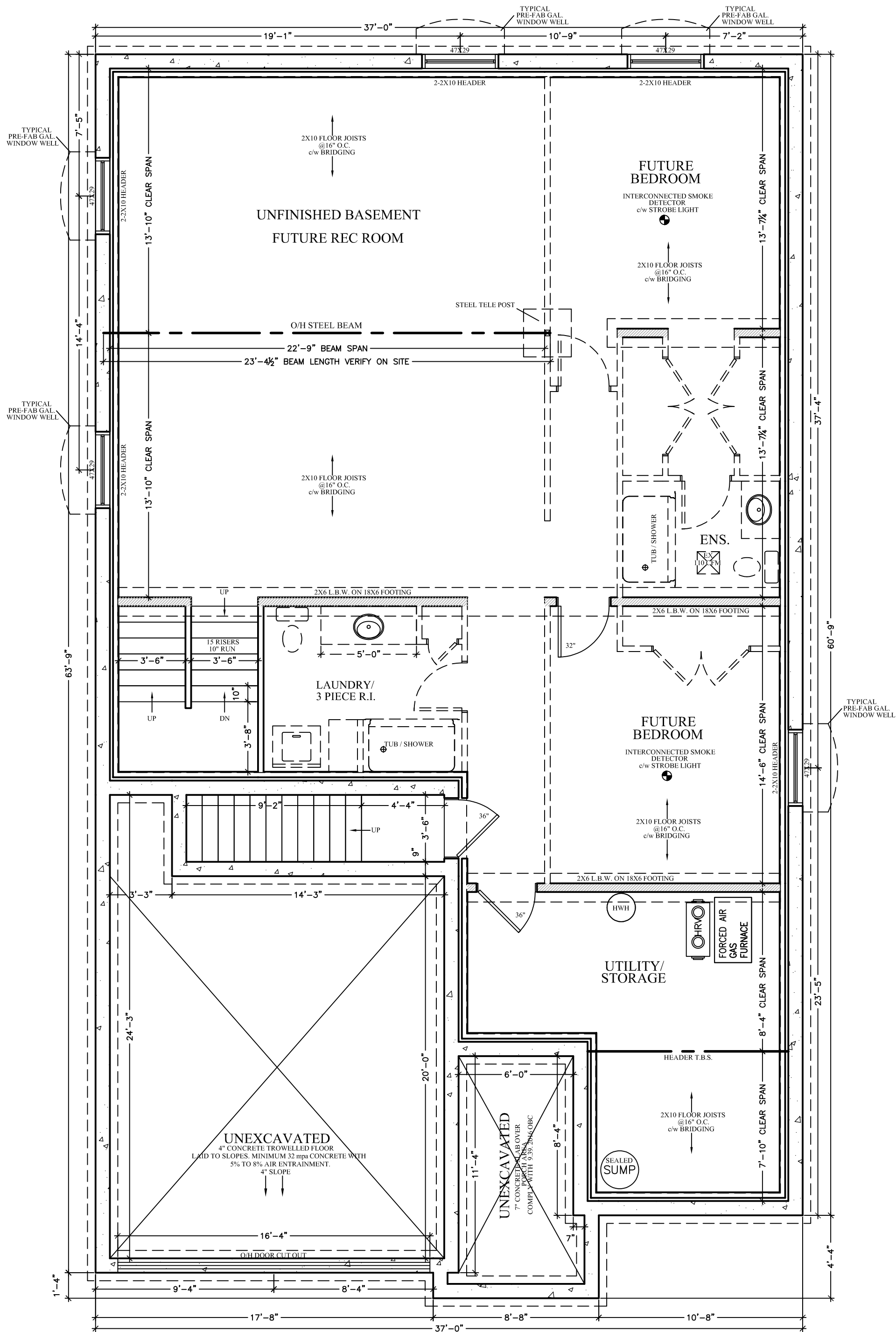
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FOUNDATION PLAN

ORCHID MODEL

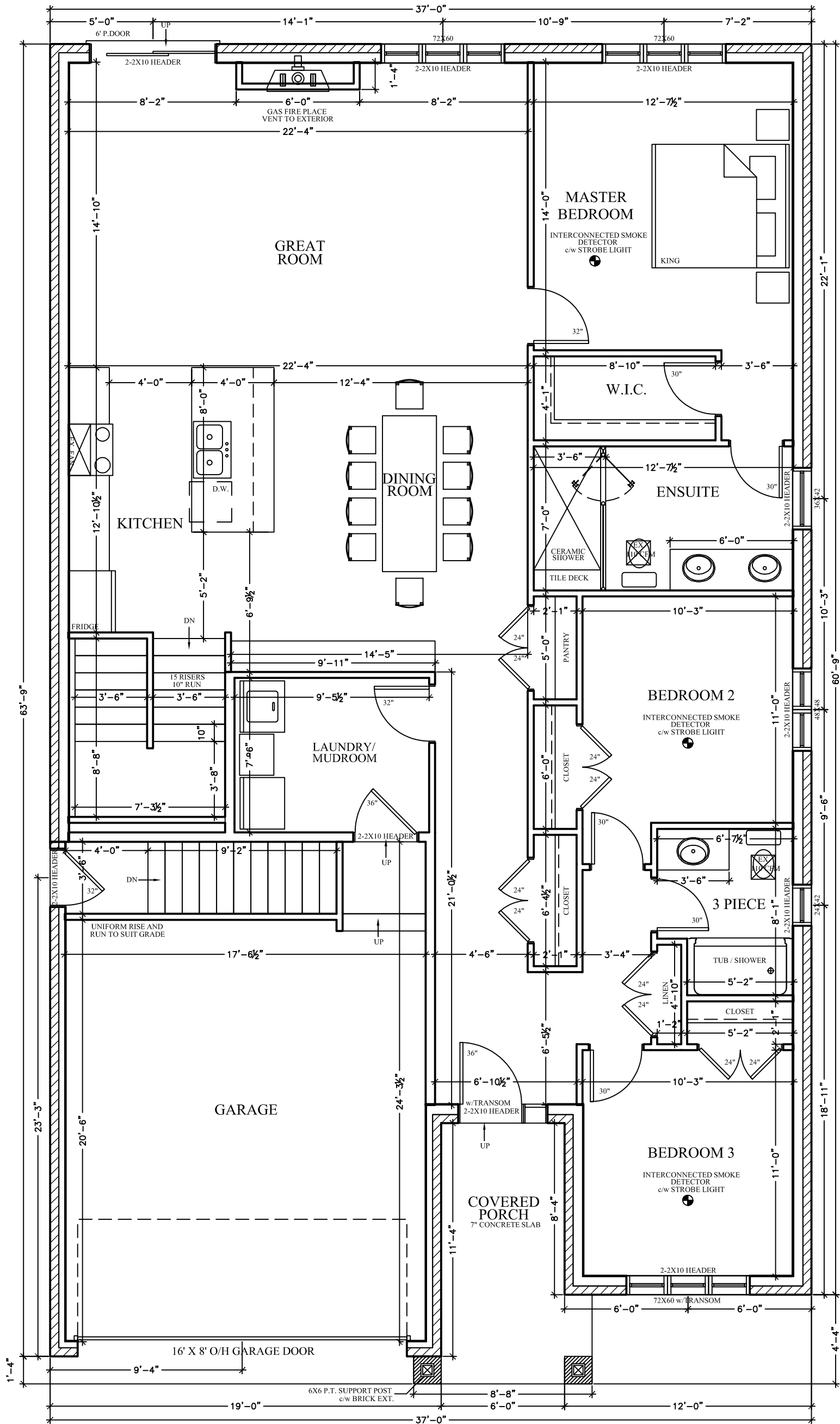
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MAIN FLOOR PLAN

ORCHID MODEL

N.T.S.

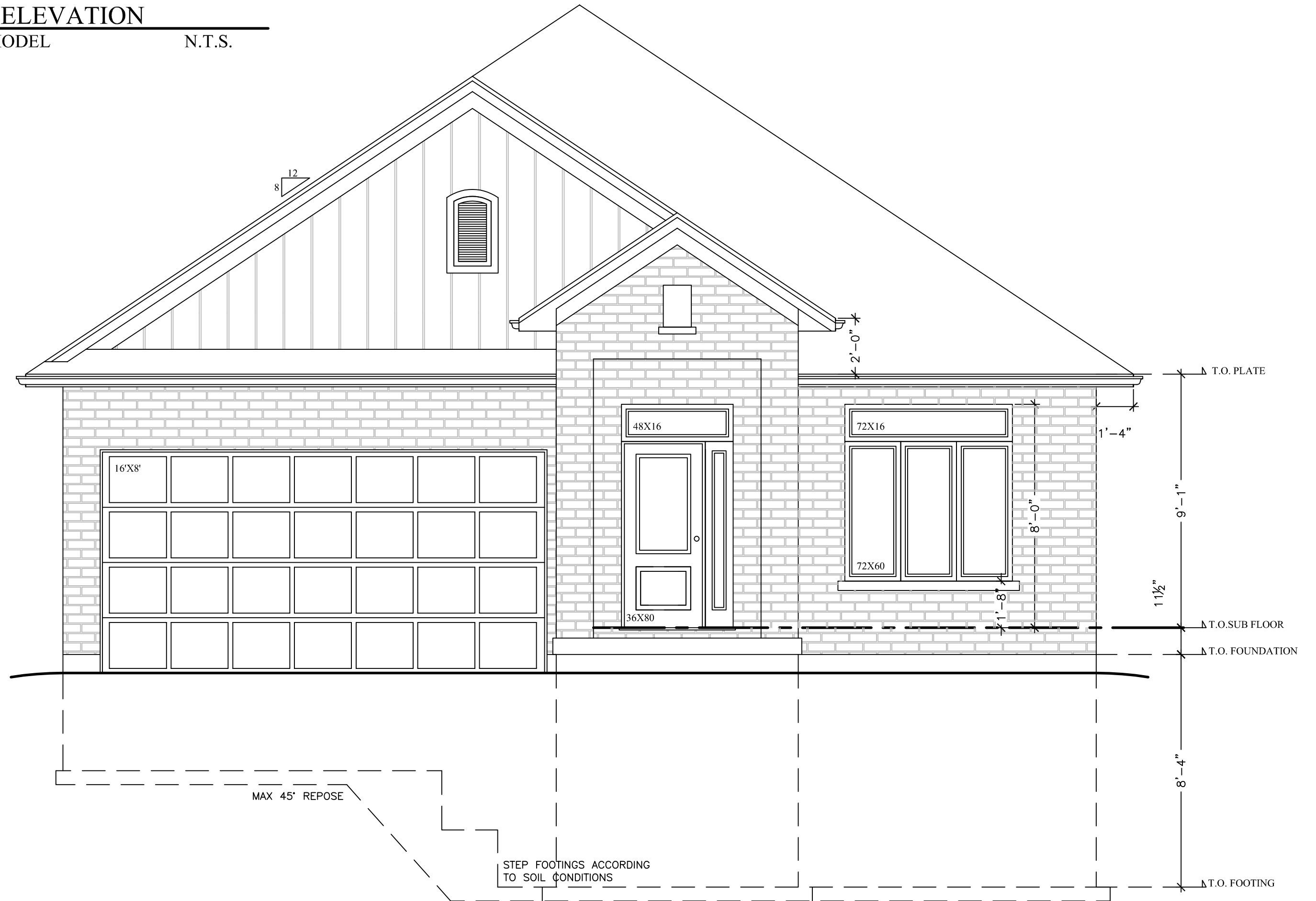


MAIN FLOOR 1790 sq.ft.

FRONT ELEVATION

ORCHID MODEL
OPTION 1

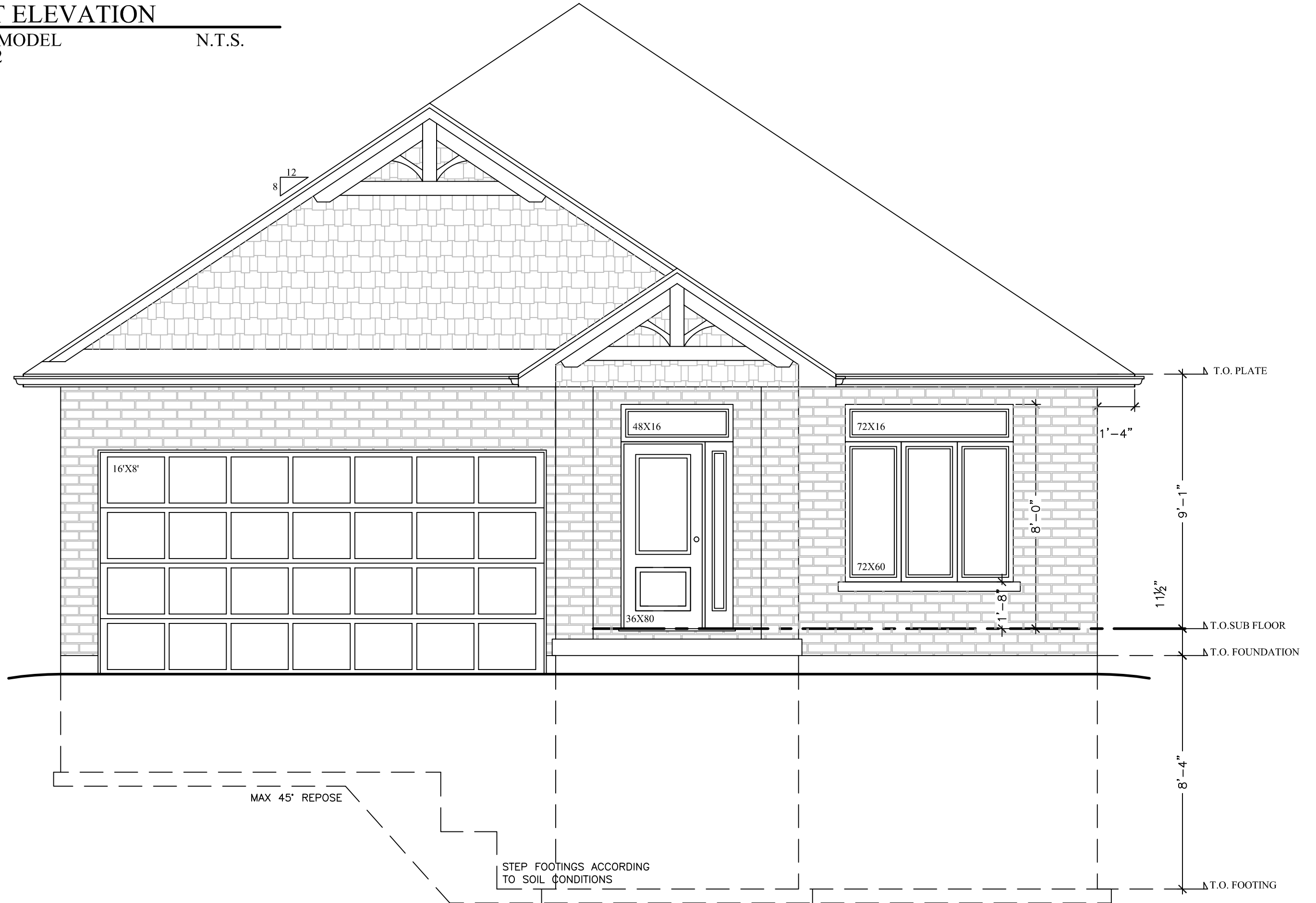
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FRONT ELEVATION

ORCHID MODEL
OPTION 2

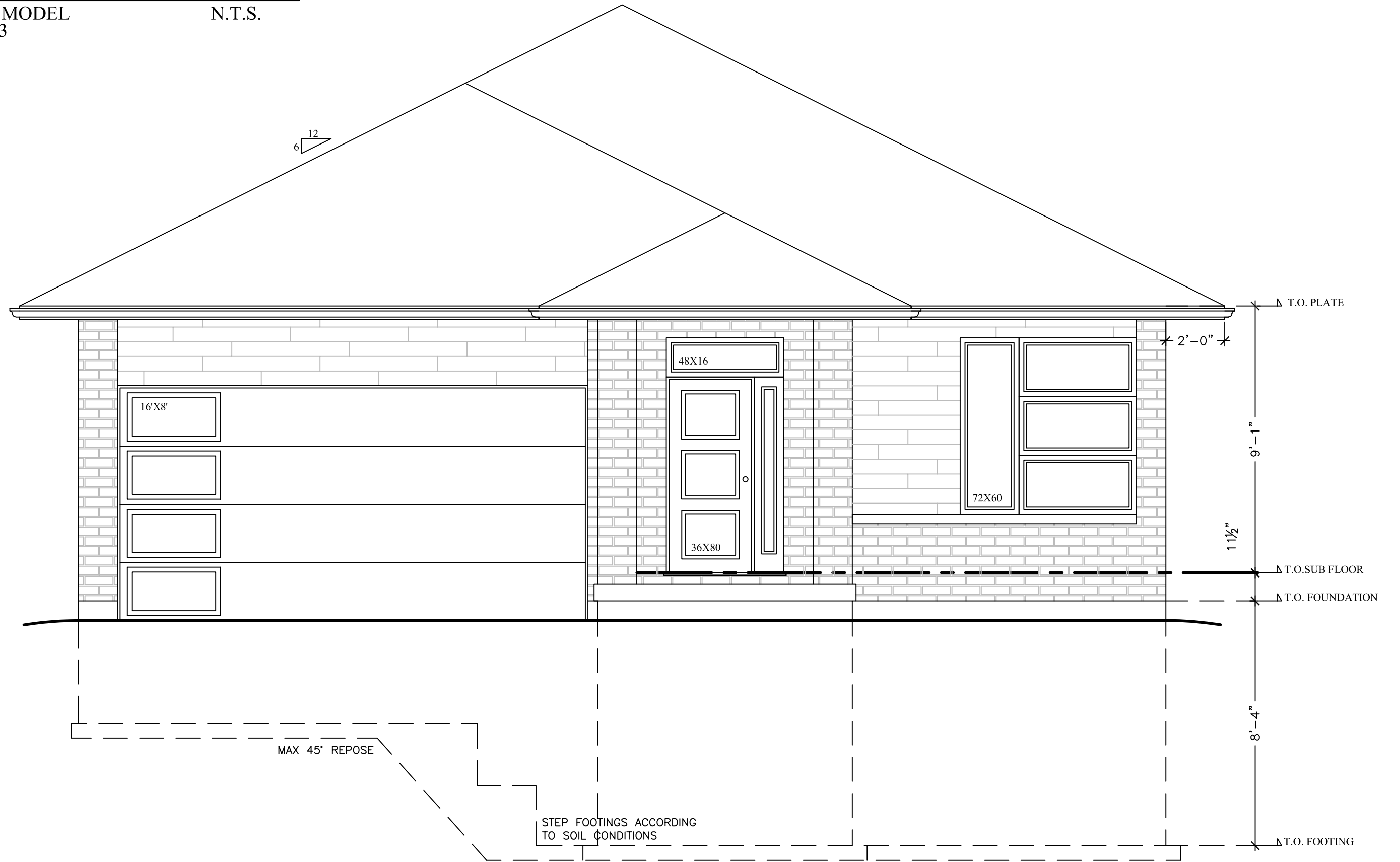
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FRONT ELEVATION

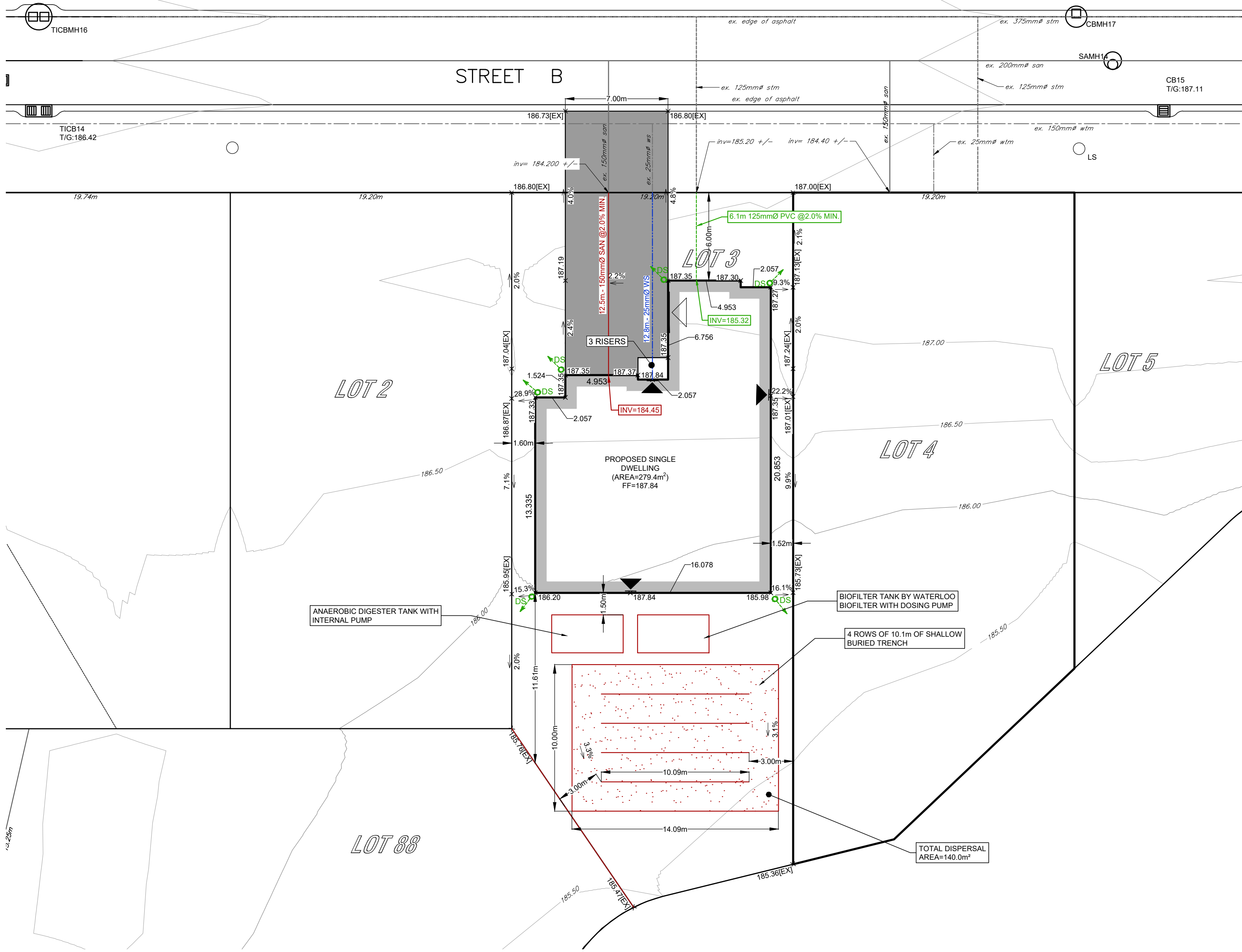
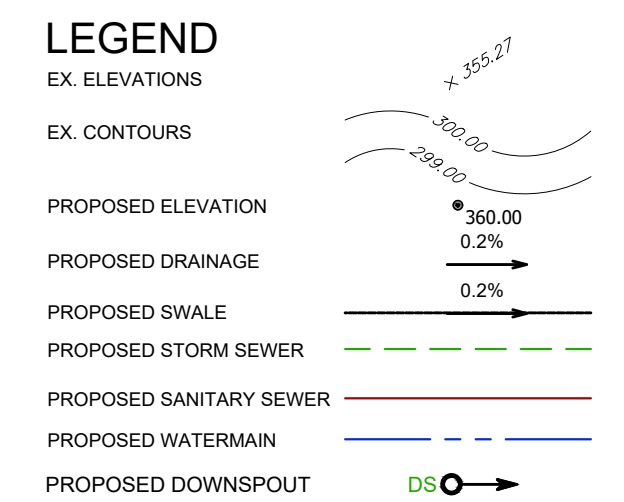
ORCHID MODEL
OPTION 3

N.T.S.



ZONING INFORMATION:

RESIDENTIAL-LOT DENSITY		
ZONING TYPE:	R1-17-H	
LOT AREA	REQUIRED BY ZONING BYLAW INTERIOR 450m ² (MIN.) CORNER 540.0m ² (MIN.)	PROPOSED 869.59m ²
LOT FRONTAGE	13.70m (MIN.)	19.2m
FRONT YARD DEPTH	4.5M (MIN) FOR MAIN BUILDING 6.0m (MIN.) FOR AN ATTACHED GARAGE	6.0m
EXTERIOR SIDEYARD	4.5m (MIN.)	N/A
REAR YARD DEPTH	7.0m (MIN.)	11.6m
INTERIOR SIDE YARD DEPTH	1.5m (MIN.)	1.52m
LOT COVERAGE	40.0% (MAX.)	32.1%
LANDSCAPED OPEN SPACE	30.0% (MIN.)	39.6%



GRIT ENGINEERING
 133 REGENT STREET, STRATFORD, ON N5A 3W2
 www.gritengineering.ca

CONSTRUCTION NOTES:
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED.

No.	ISSUED DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	2024-10-08
2		
3		

DRAWING NAME:
LOT GRADING PLAN
 LOT 3 SOL HAVEN SUBDIVISION
 GRAND BEND, ONTARIO

CLIENT NAME:
MAGNUS HOMES

DATE:
2024-10-08

SCALE: 1 : 200 METRIC

PROJECT NO:
GE24-0387-2.3

DRAWN BY: DG DRAWING NO. LGP1
 CHECKED BY: MF

GENERAL NOTES

- GRIT ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, BUILDING DIMENSIONS, ETC.) PROVIDED BY OTHERS.
- EXISTING INFORMATION ILLUSTRATED WAS DERIVED FROM A TOPOGRAPHIC SURVEY COMPLETED BY GRIT ENGINEERING INC. IN AUGUST, 2023.
- PROPOSED GRADING INFORMATION SHOWN ALONG LOT LINES ARE IN ACCORDANCE WITH THE APPROVED SOL HAVEN SUBDIVISION MASTER GRADING PLAN, DRAWING NUMBER C301.
- THE DEPTH TO THE UNDERSIDE OF ALL FOOTINGS MUST MAINTAIN A MINIMUM COVER BELOW THE FINISHED GRADE OF 1.22m FOR FROST PROTECTION IN ACCORDANCE WITH OPSD 3090.101.
- ANY ELEVATION DISCREPANCIES FOR STORM OR SANITARY SERVICE CONNECTIONS MUST BE REPORTED TO THE DEVELOPER'S ENGINEER AND GRIT ENGINEERING INC. PRIOR TO COMPLETING THE CONNECTIONS AND BACKFILLING.
- THE CONTRACTOR SHALL EXTEND THE BUILDING SERVICES TO THE PROPOSED HOUSE LOCATION PRIOR TO EXCAVATING FOR THE FOUNDATION.
- WEEPING TILES ARE TO OUTLET TO THE SUMP PIT AND BE PUMPED TO GRADE OR STORM SERVICE, IF AVAILABLE.

- THE CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS AND UNPROTECTED OPENING REQUIREMENTS WITH THE APPROVED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.
- PREVENTATIVE BASEMENT FLOODING REQUIREMENTS ARE TO BE CONFIRMED WITH THE APPROVAL AUTHORITY WHEN OBTAINING THE BUILDING PERMIT.
- A MINIMUM OF 150mm FROM THE TOP OF THE FOUNDATION TO THE FINISHED ELEVATION OUTSIDE THE BUILDING IS REQUIRED.
- THE EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED WITHOUT PRIOR WRITTEN PERMISSION FROM THE ADJACENT LANDOWNER AND APPROVED BY THE APPROVAL AUTHORITY.
- RETAINING WALLS 1,000mm OR GREATER IN HEIGHT AND ANY REQUIRED GUARD RAILS ARE TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
- A GEOTECHNICAL INVESTIGATION/REVIEW IS REQUIRED PRIOR TO ANY FOOTING BEING PLACED ON ENGINEERED FILL.
- SEALED FOR GRADING ONLY ON SUBJECT LOT.

BUILDING NOTES:

TOP OF FOUNDATION = 187.54
 FIRST FLOOR ASSEMBLY HEIGHT = 1'-0"
 FINISHED FLOOR ELEVATION = 187.84
 GARAGE FINISHED FLOOR = 187.35
 UNDERSIDE OF FOOTING @ FRONT OF HOUSE = 184.39
 NUMBER OF RISERS FROM GARAGE TO FINISHED FLOOR = 0.000
 FOUNDATION WALL HEIGHT = 9'-10"
 FOOTING HEIGHT = 0'-6"

BENCHMARK (GEODETIC)
 ELEVATIONS ARE DERIVED FROM THE CANNET REALTIME NETWORK, NAD 83 CSRS(2010)





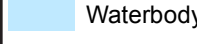
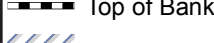
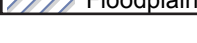
BENCHMARK (SITE)

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE APPROVAL AUTHORITY/SUBDIVISION AGREEMENT.

PRELIMINARY

Zone Change Request #2

File: C:\Users\grit\Documents - grit\grit\2024\0387-2.3\0387-2.3\0387-2.3.dwg by: dave.greene, 2024-10-08

	Property Boundary		AG1 (Unless otherwise noted)
	Watercourses		NE2
	Waterbody		
	Top of Bank		
	Floodplain		

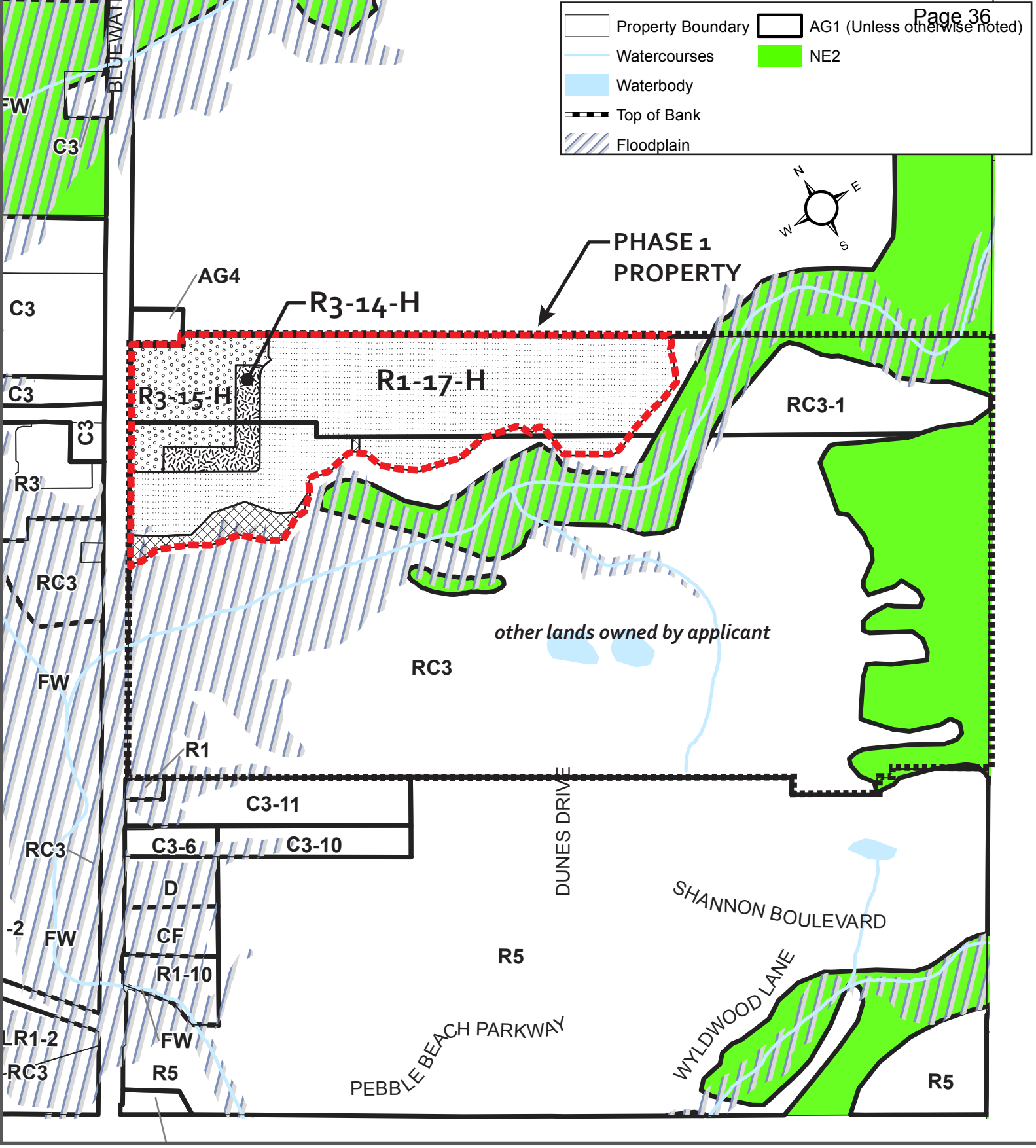


Figure:
9

PROPOSED ZONING

Site Location: 70786 Bluewater Highway, South Huron, ON
 Client Name: Tridon Properties Ltd.





Project Number: GE23-0387-1

August 16, 2024

Don de Jong – Tridon Group Ltd.

609 William Street

London, Ontario N6B 3G1

ddejong@tridongroup.com

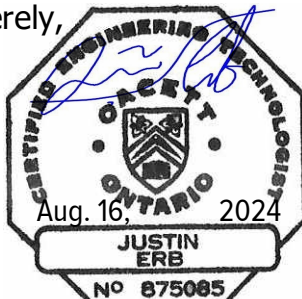
Sol Haven Lot Grading – Reduced Setbacks 70786 Bluewater Highway, Grand Bend, Ontario

Tridon Group Ltd. has retained GRIT Engineering Inc. (GRIT) to complete the civil design, including the master grading, for the proposed residential subdivision at 70786 Bluewater Highway in Grand Bend, Ontario. Through the subdivision zoning process, the single-family lots have been zoned R1-17-H, with a minimum interior side yard setback of 1.5 m, a minimum rear yard setback of 7 m, and a maximum lot coverage of 40%. As part of a zoning modification, GRIT has been asked to verify that there will be no impacts to the subdivision master grading with a reduced interior side yard setback of 1.2 m, a reduced rear yard setback of 6 m, and a maximum lot coverage of 45%.

Based on the latest subdivision drawings, Revision 7, Issued for Approvals, dated July 25, 2024, reducing the interior side yard and rear yard setbacks, and increasing the maximum lot coverage to 45% will not impact the overall drainage patterns for the subdivision. Individual Lot Grading Plans, as part of a Building Permit Application for the dwellings, will be required to follow the master grading plan and preserve the subdivision drainage patterns.

If you have any questions regarding this letter, or any other matter, please do not hesitate to contact us.

Sincerely,



Justin Erb, L.E.T., C.E.T.
Civil Design Manager



Meighan Farrish, P.Eng.
Project Manager

From: [Ryan Armstrong](#)
To: [Vanessa Polsell](#); [Celina McIntosh](#)
Cc: [Planning](#); [Submissions](#)
Subject: FW: Notice of Public Meeting - Z05-2024 Tridon (Baker)
Date: Tuesday, November 5, 2024 10:17:21 AM
Attachments: [Notice of Public Meeting - Z05-2024 Tridon.pdf](#)

Good afternoon,

The Lake Huron Primary Water Supply System (LHPWSS) is in receipt of the Municipality of South Huron's notice of public meeting concerning proposed zoning by-law amendment Z05-2024 Tridon (Baker). As set-out in that notification please accept this letter as our written submission regarding LHPWSS considerations as pertaining to the subject lands.

- Although outside of, the subject lands are in the immediate vicinity of the intake protection zone for the Lake Huron Primary Water Supply System. Protection of the water quality of this surface water source is of paramount importance to our regionally significant infrastructure and the benefitting communities we service.
- Please ensure the importance of source water protection is appropriately addressed in any planning and development activities on the subject lands, with consideration of applicable aspects of relevant Source Protection Plans including, but not limited to, the Ausable Bayfield Source Protection Plan.
- The LHPWSS supports sediment & erosion control and stormwater management best practices, to allow for improvement of water quality within the watershed, in alignment with the Ausable Bayfield Source Protection Plan.
- Please note that the LHPWSS is not responsible for water distribution system infrastructure, including operation, replacement/upgrade and maintenance, or water storage requirements (such as equalization storage and fire storage), in accordance with applicable provincial guidelines and regulations.

Best regards,

Ryan Armstrong, C.E.T.

Asset Management Coordinator, Regional Water

Lake Huron & Elgin Area Water Supply Systems

235 North Centre Road, Suite 200

London, Ontario N5X 4E7

T: 519-930-3505 ext.2714

<https://huroneginwater.ca/>

www.facebook.com/RegionalWaterSupply/



November 6, 2024

File: L.2.10.1

Adelaide Metcalfe

Municipality of South Huron
322 Main Street South
Exeter, Ontario N0M 1S6

Bluewater

Atten: Vanessa Polselli, Planning Coordinator

Central Huron

Dear Ms. Polselli;

Huron East

**Re: Zoning By-law Amendment Application Z05-2024
70786 Bluewater Highway
Lot 3, Concession LRE
Geographic Township of Stephen
Municipality of South Huron
County of Huron
File Reference: # 20855**

Lambton Shores

Lucan Biddulph

Middlesex Centre

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS) and as a regulatory authority with respect to Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, the Ausable Bayfield Conservation Authority is providing advisory comments related to policy applicability and to assist with implementation of the Ausable Bayfield / Maitland Valley Source Protection Plans made under the Clean Water Act.

North Middlesex

Perth South

South Huron

Warwick

From the information received, it is understood the applicant is seeking to amend the zoning affecting the subject lands in accordance with the draft plan of subdivision that applies. It is understood that the proposed changes or effect of the amendment if approved will include:

West Perth

- Amending the boundaries of the R1-17-H (Residential Low Density – Special - Holding), OS (Open Space), U (Utility) and R3-17-H (Residential High Density – Special – Holding) zones to reflect redline (draft plan of subdivision) amendments approved in 2024 resulting in a shift to block boundaries;
- Recognizing the minimum lot depth for lots within the R1-17-H zone to be as per the approved draft plan;
- Reducing the minimum interior side yard setback from 1.5 meters to 1.2 meter ins the R1-17-H zone where there is a garage attached to the main building;

- Reducing the minimum rear yard setback for lots 16 through 43 in the R1-17-H zone from 7 meters to 6 meters;
- Increasing the maximum lot coverage for main buildings (including any decks, porches or balconies) in the R1-17-H zone from 40% to 45%
- Increasing the maximum lot coverage for all structures within the R1-17-H zone from 45% to 50%;
- Adding text provisions to the R1-17-H to allow for one (1) single detached dwelling to be constructed prior to the removal of the holding symbol from the subject lands, notwithstanding minimum driveway width provisions and provided it is build within lot 3 as identified on the applicable draft plan and it is not occupied until final approval of the subdivision is granted.

Conservation Authorities Act:**Prohibited Activities, Exemptions and Permits - Ontario Regulation 41/24:**

From the information provided, it has been determined that a portion of the property in question has been identified as regulated under the Prohibited Activities, Exemptions and Permits (Ontario Regulation 41/24) regulation. The policies of the Ausable Bayfield Conservation Authority regulate development, including construction, grading or filling, or the alteration of any watercourses on lands located within the regulated area. Written approval from the Conservation Authority may be required in order to undertake any of these activities within the regulated area.

The ABCA has considered the following documentation in our review:

- Notice of Public Meeting - Z05-2024 Tridon
- Sol Haven Zone Change Ltr, written by Baker Planning Group, dated October 10, 2024

Discussion:

From the information received, the ABCA can provide the following comments:

It is understood that the Zoning By-law Amendment proposes to increase maximum lot coverage for lots 1 to 89 in the draft plan. This could result in an increase in overall site imperviousness with implications in regard to stormwater management.

The ABCA understands (based on Baker Planning Group, October 10, 2024 correspondence) that GRIT Engineering has reviewed this proposal and has confirmed that the “design modifications can be accommodated on the site”. ABCA staff take this to mean that the assumptions associated with post development runoff modelling (Table 4.1 within GRIT Engineering Stormwater Management Plan) remain valid, and that there is no need to amend the report or hydrological modelling contained within.

As per email correspondence on November 6, 2024 by Baker Planning Group to the ABCA, the ABCA also understands that the reduced minimum rear yard setback of 7 meters to 6 meters only applies to lots 16 through 43 on the plan and that the minimum rear yard setback amendment will not apply to the lots adjacent to the hazard and ABCA Regulation.

Recommendations:

The Ausable Bayfield Conservation Authority (ABCA) does not oppose the approval of the requested Zoning By-law Amendment

Thank you for the opportunity to comment on this application.

Please be advised that the commenting fee of \$175.00 has not been paid.

If you have any questions or require any additional information, please do not hesitate to contact me. The Ausable Bayfield Conservation Authority would appreciate receiving a copy of the Municipality's decision.

Yours Sincerely,
AUSABLE BAYFIELD CONSERVATION AUTHORITY

Ellen Westelaken
Water and Planning Technician

NOTICE OF PLANNING APPLICATION

20230304-0000000007-000-0-000

A change is proposed at this site

The purpose of the proposed zoning by-law amendment is to amend the zoning affecting the subject lands in accordance with the draft plan of subdivision that applies. The proposed changes in effect of the amendment(s) proposed include:

- 1. Revising the maximum lot area of the R1-D1 Residential, Medium Density - Single - Detached (with a maximum of 2 bedrooms) and R1-D2 - Residential, High Density - Single - Detached (with a maximum of 2 bedrooms) amendments approved for 2018 zoning in a draft zoning by-law.
- 2. Revising the maximum lot depth to 104.00m from the 91.27m zone to be able to place the proposed shaft pit.
- 3. Reducing the maximum lot area per lot from 11.00m² to 1.2 m² in the R1-D1 zone where there is a garage abutting the rear building.
- 4. Reducing the maximum lot area per lot for lots B through J2 in the R1-D1 zone from 7.00m² to 6.00m².
- 5. Increasing the maximum lot coverage for rear buildings (including any deck, porch or balcony) in the R1-D1 zone from 40% to 50%.
- 6. Adding and providing to the R1-D1 zone for use of single detached dwelling to be constructed prior to the removal of the building situated on the subject lands, including providing of a utility with a permit, and provided the building lot is a lot of the application plan area to be assigned until final approval of the subdivision is granted.

More information about the application may be provided south of 30th St.

Public Meeting

From 7:00 PM to 9:00 PM on Wednesdays from 2:00 PM to 5:00 PM
 For more information visit www.southwestalberta.ca
 or 503-764-3333

Applicant: Robert Flanagan, General
 Owner: Tishon Properties Ltd
 71796 Blainville Highway
 Fort 200, 2024

Have Your Say & Learn More

For more information about this matter, including information about approvals, contact: 503-735-4334
Planning@swalberta.ca



STATUTORY PUBLIC MEETING
December 2, 2024

Sol Haven – Phase 1
70786 Bluewater Highway,
Municipality of South Huron

Tridon Group

Project Status

- Draft Plan of Subdivision – Approved
- Zoning By-law for residential uses – Approved
- Detailed Engineering Design – Complete
- Pre-servicing - Underway
- MTO acceptance of the Registered Plan - Complete
- Completing building plans - Underway

Project Status



Zoning By- law Amendment

1. Amendments to the zoning provision for the single detached building lots (1 to 89) to permit flexibility for bungalow dwelling units
1. To amend Holding Provision wording to allow the construction of 1 single detached model home
1. Minor adjustments to the zone boundaries to align/implement with the approved Redline Draft Plan of Subdivision (approved January 16th, 2024)



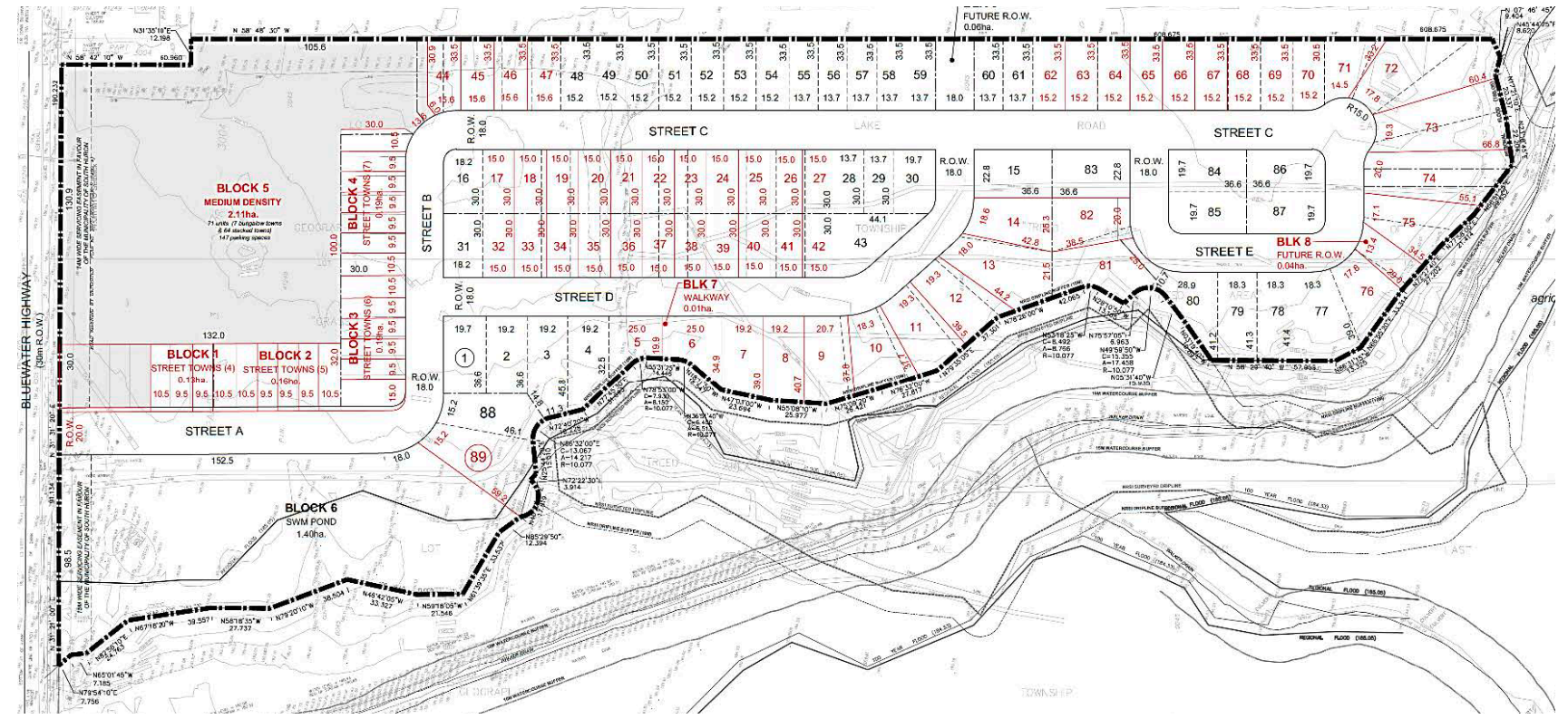
Planning Opinion

- Provides for building design opportunities, with flexibility in lot layout and dwelling placement for varied lot design with a consistent streetwall
- Continues to comply with landscaped open space, off-street parking, front yard setback and building height
- Benchmarking analysis to surrounding municipalities:

Municipality	Lot Coverage*	Rear Yard Setback	Side Yard Setback
Middlesex Centre	40% to 50%	6.0m	1.2m
Lambton Shores	30% to 45%	7.0m	1.0m
London	35% to 45%	4.5m to 7.0m	1.2m (one-storey) 1.5m (two storey)
Stratford	45% (50%-single storey)	6.0m	1.0m (one-storey) 1.5m (two storey)
North Perth	Up to 50%	6.0m to 7.5m	1.2m (one-storey) 1.5m (two storey)
South Bruce	40% to 50%	7.5m	1.2m

#1: Zone Provisions

1. Permit maximum lot coverage of 45%, and 50% for all structures (increased from 40%, and 45%) for the single detached building lots
2. Permit a side yard setback of 1.2 metres (reduced from 1.5 metres) for the single detached building lots
3. Permit a rear yard setback of 6.0 metres (reduced from 7.0 metres) for only lots 16 to 43

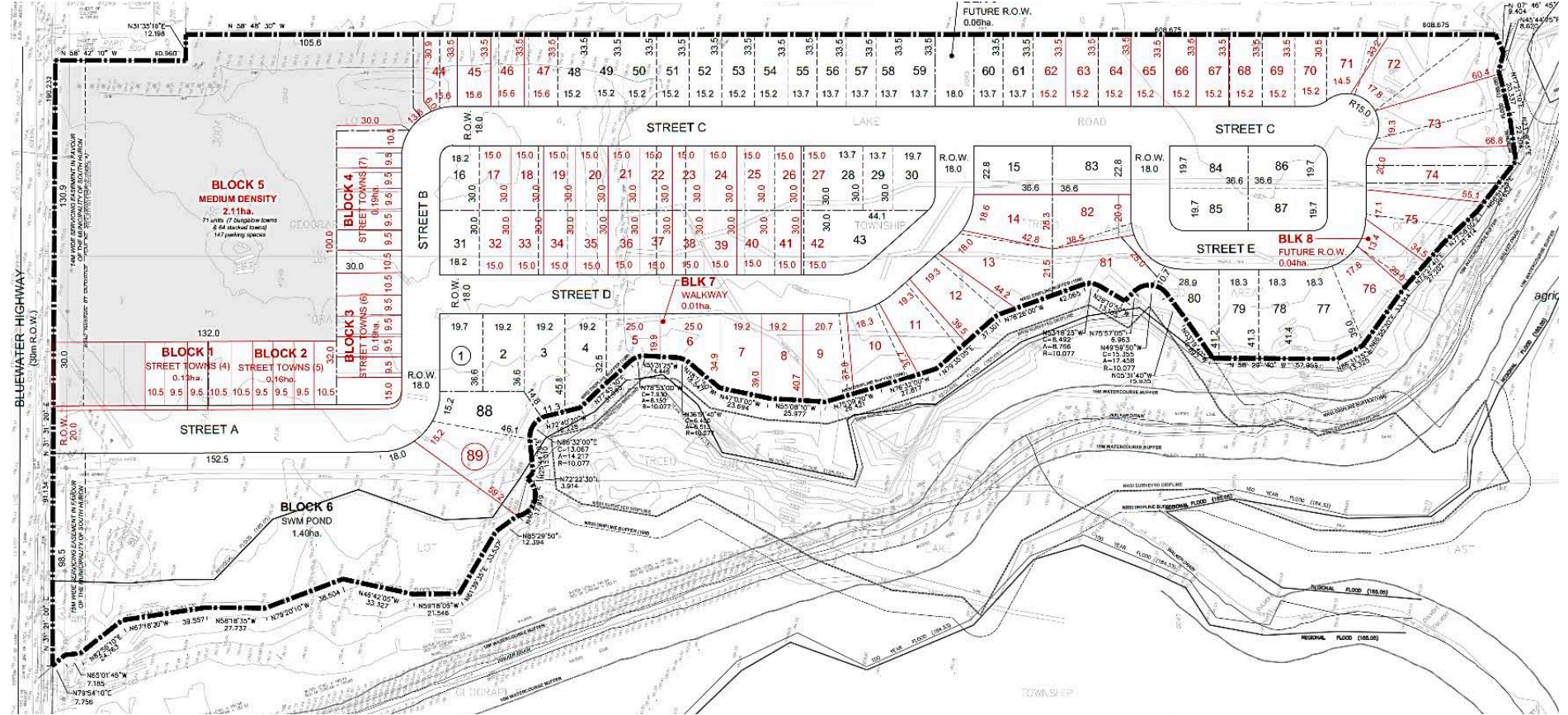


#2: Holding Symbol

Current Holding Symbol: *The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17- lands have been met.*

Proposed Holding Symbol: *The -H holding zone symbol may be removed when the conditions of draft plan of subdivision approval for the R1-17 lands have been met. Prior to the -H symbol being removed, one single detached dwelling may be constructed within the R1-17-H zone. The single detached dwelling may be constructed notwithstanding Section 3.26.15.5 (maximum driveway width) of the by-law. It must be built within lot 3 as identified in the draft plan dated October 23, 2023. Occupancy of the single detached dwelling is not permitted until final approval of the subdivision is granted*

#3: Zone Alignment





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Municipality of South Huron

From: Celina McIntosh, Planner

Date: November 26th, 2024

Re: Zoning By-law Amendment Application SHu Z05-2024

Location: Con LRE Lot 3 Less HWY PT Lots 2 and 4 Sub to ROW over 22R5241
Parts 1, 2, 3 and 5, Stephen Ward, Municipality of South Huron

Address: 70786 Bluewater Highway

Owner: Tridon Properties Limited

Applicant: Baker Planning Group c/o Caroline Baker

RECOMMENDATION

It is recommended that zoning by-law amendment application Z05-2024 be **approved**.

PURPOSE AND DESCRIPTION

The purpose of this application is to:

- Revise the zone boundaries on various portions of the subject lands to reflect the approved redline changes to the draft plan of subdivision (file # 40T20006) which applies to the subject lands;
- Recognize the minimum lot depths for lots within the R1-17-H zone (low density single detached) to be as per the approved draft plan;
- Reduce the minimum side yard setback within the R1-17-H zone from 1.5 metres to 1.2 metres where there is an attached garage;
- Reduce the minimum rear yard setback for lots 16 through 43 from 7 metres to 6 metres;
- Increase the maximum lot coverage for main buildings (including any decks, porches or balconies) in the R1-17-H zone from 40% to 45% and for all buildings in the R1-17-H zone from 45% to 50%;
- Add text provisions to the R1-17-H zoning to allow for one single detached residence to be constructed prior to the removal of the holding symbol. This residence would be permitted to be constructed notwithstanding minimum driveway provisions and provided it is built within lot 3 as identified on the applicable draft plan. Further, it may not be occupied until final approval of the subdivision is granted.

REVIEW

The subject lands are designated *Residential Low Density* and *Residential Medium Density* on Schedule "C" of the South Huron Official Plan. They are zoned R1-17-H (Residential Low

Density – Special - Holding), R3-14-H (Residential High Density – Special - Holding), R3-15-H (Residential High Density – Special – Holding), OS1 (Parks and Open Space) and U (Utility) with Conservation Authority Regulated Lands in the South Huron Zoning By-law (Key Map 1A).

The zoning by-law amendment can be best understood as seeking to achieve three main objectives/requests: (1) to clean up the zoning on the subject lands to match the redline draft plan amendments, (2) to increase the building footprint permitted for the single detached lots, and (3) to permit a single detached residence on lot 3 of the draft plan prior to the removal of the holding symbol from the site to be used as a model home.

Subdivision file 40T20006 was granted draft plan approval over the subject lands in 2021. An extension of draft plan approval was granted in September 2024. A redline amendment (i.e. a minor amendment to the draft plan) was approved earlier in the year that resulted in some changes to the block fabric. This zoning by-law amendment application seeks to clean the zoning up to match these approved changes. The specific changes can be described as:

- Changing the zoning on the south portion of the high density block from R3-14-H to R3-15-H to recognize the consolidation of a former, separate high density block with this larger high density block;
- Changing the zoning along the west portion of the subject lands south of the main entrance from R1-17-H to U to recognize the stormwater management block;
- Removing the R1-17-H zoning on an unopened road allowance to the north;
- Changing the zoning on a former walkway block now consolidated into a single detached block on the south portion of the subject lands from OS1 to R1-17-H; and
- Changing the zoning on a portion of a former single detached block to a new walkway block on the east portion of the subject lands from R1-17-H to OS.

Additionally, the applicant is seeking additional relief from various site-specific zoning provisions that apply within the R1-17-H zone specifically as it pertains to development of single detached residence(s). Across all lots within the R1-17-H zone, the applicant is seeking to reduce the interior side yard setback for any residence built with an attached garage from 1.5 metres to 1.2 metres and to increase the lot coverage for said residence(s) from 40% to 45%. Additionally, the lot coverage for all buildings within the R1-17-H zone (i.e. the main residence plus accessory structures) is proposed to also increase from 45% to 50%. Within lots 16 through 43 specifically within the R1-17-H zone, the applicant is also seeking to reduce the rear yard setback from 7 metres to 6 metres.

Finally, special provisions are being sought to accommodate a single detached residence. The applicant seeks to allow the residence to be constructed prior to the removal of the holding symbol on lot 3 within the R1-17-H zone. The special provisions allows for relief from the standard driveway provisions contained in the zoning by-law as the internal road network

will not be open at the time of construction. The intent is for this residence to be used as a model home.

COMMENTS RECIEVED

Notice of the proposed zoning by-law amendment was circulated to the public, agencies, and South Huron staff. No comments were received from members of the public at the time of writing. Bell Canada has no comments. Ausable Bayfield Conservation Authority (ABCA) notes that the increased lot coverage may add additional impervious runoff from a stormwater management perspective but are satisfied with submissions regarding same. They have no concerns with the proposed zoning by-law amendment. The Lake Huron Water Treatment Plant confirmed they have no concerns. The Ministry of Transportation (MTO) was circulated on the application; no comments have been received to date. South Huron staff have no concerns with the proposed amendment.

PLANNING REVIEW

The zoning by-law amendment is required to have regard for the Provincial Planning Statement (2024) (PPS) and being in conformity with the Huron County and South Huron Official Plans (OP). Generally, the zoning by-law amendment ensures that the development continues to provide for an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents (Policy 2.1.4 and 2.2.1). This continues to be maintained through recognizing the redlined draft plan. The PPS also requires that planning for sewage and water services shall integrate servicing and land use considerations at all stages of the planning process (Policy 3.6), which the amendment achieves.

The Huron County OP identifies the subject lands as being within a Primary Settlement Area (PII). Primary settlement areas are intended to be the primary location for growth and development in Huron County. The amendment maintains the general goals of Huron County OP through directing residential development to occur on this site (Section 7.3) containing an increase in overall density (Section 7.3.2.1.b), accessing full municipal services (Sections 7.3.4.2 and 7.3.4.6) and addressing stormwater management (Sections 7.3.4.8).

The South Huron OP largely echoes the policies of the Huron County OP when it comes to directing growth to serviced settlement areas and the general guiding principles for growth. The application is additionally found to be in conformity with the South Huron OP when it comes to providing sufficient lot area for landscaping and parking (Section 7.8.4.3.6).

Specific to the proposed setback reductions for the R1-17-H zone, the applicant has provided a benchmarking assessment of other near by jurisdictions whose municipal zoning by-laws contain the same provisions pertaining to lot coverage, rear yard setback and side yard setback. This aids with the engineering assessment pertaining to drainage and stormwater to

demonstrate the feasibility of the building envelopes as proposed. Including porches, balconies, etc. within the 45% lot coverage calculation in the provisions helps ensure that the single detached lots will maintain an adequate percentage of pervious surface to deal with appropriate stormwater management in rain events.

As it pertains to the proposed model home: holding symbols are used to ensure that development as a whole generally does not occur until the appropriate servicing and agreement(s) are in place for the lands subject to the symbol. Generally, the proposed provisions for the model home are felt to ensure that the development will remain scoped to the specific structure proposed and that the structure will not be functionally used until the holding is lifted.

RECOMMENDATION

It is staff's opinion that the proposed zoning by-law amendment has regard for the PPS 2024, and is in conformity with the Huron County and South Huron Official Plans. It is recommended that zoning by-law amendment application Z05-2024 be **approved**.

Please note that this report was prepared without input from the public. Council should carefully consider any public input obtained during the public meeting prior to making a decision on the application.

Sincerely,



Celina McIntosh
Planner



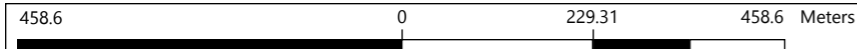
2020 Aerial Photo of Subject Lands (in red)



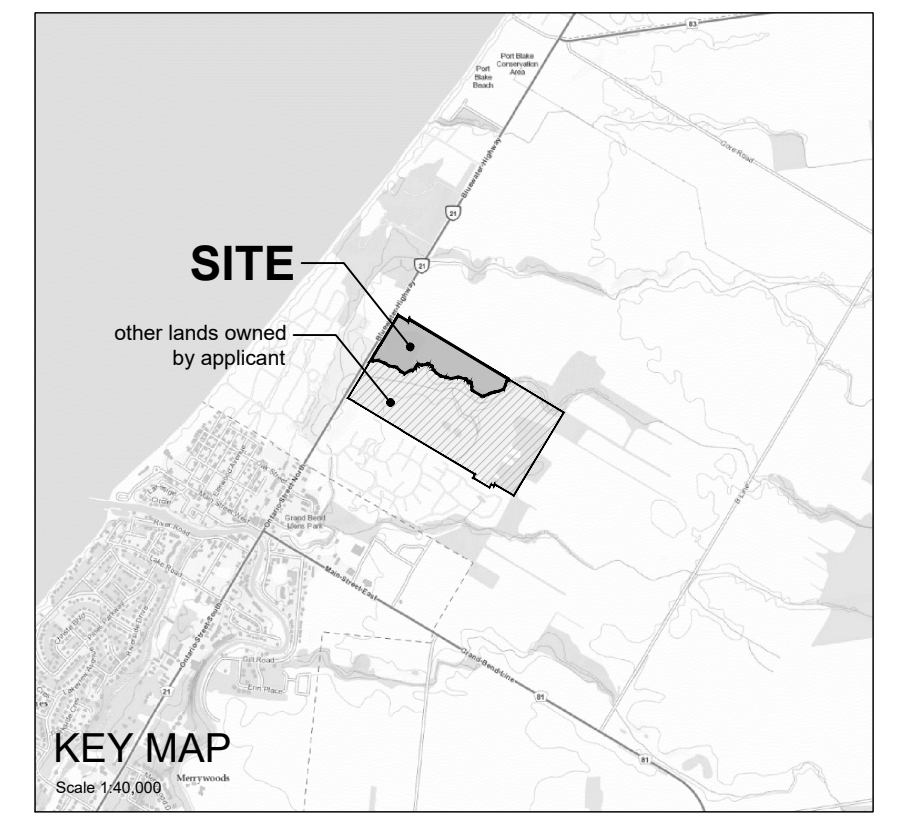
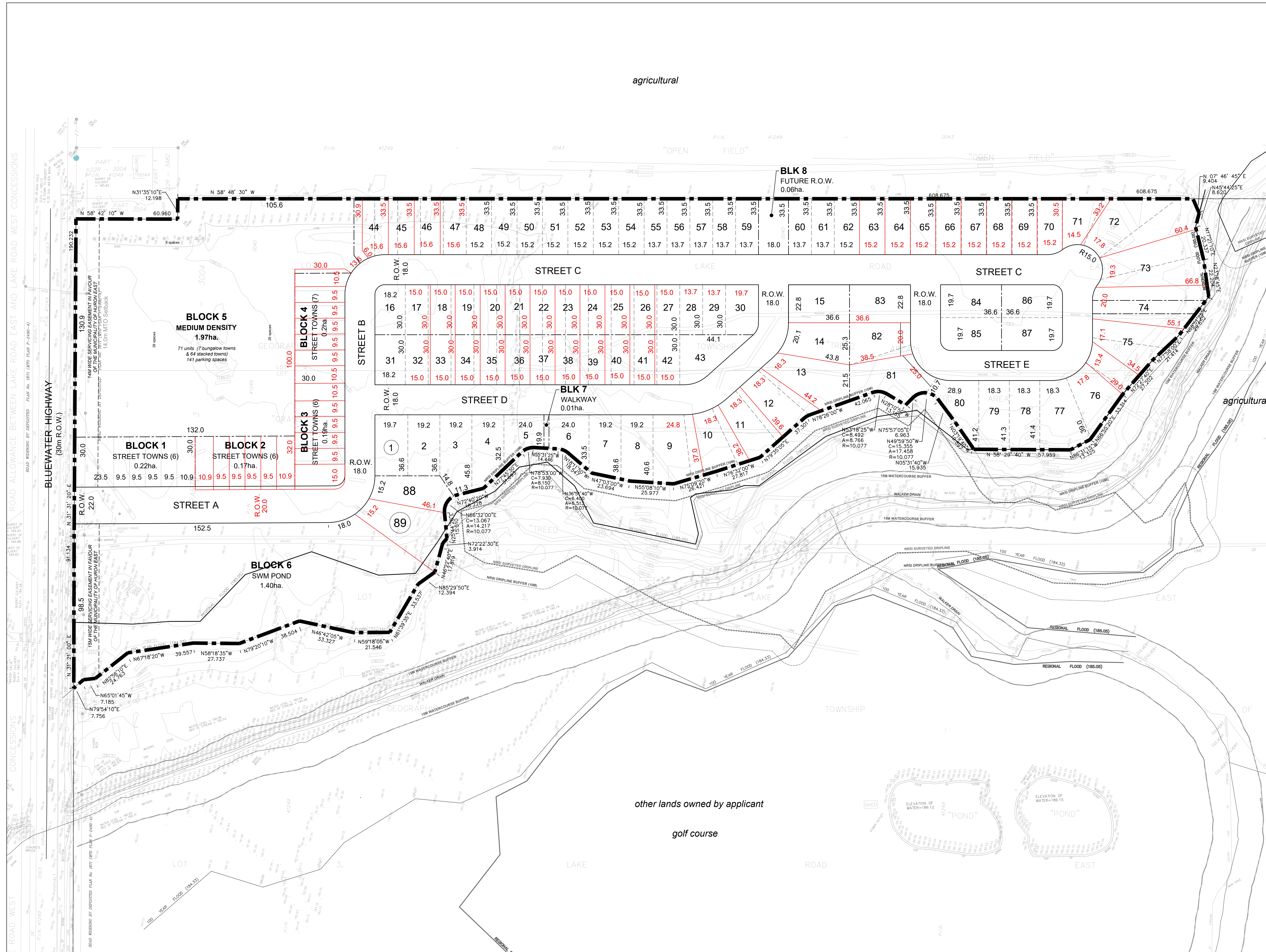
Legend

- Parcel Fabric - Secure
 - Parcel
 - Condominium
 - Road Allowance
- MTO Connecting Links
- Road Centreline
 - Provincial Highway
 - County Road
 - Municipal Road
 - Private Road - Not Urban
 - Private Road - Urban
 - Road - Not within Huron
- Municipal Boundary
- County Boundary

1:9,028



Notes



LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	AREA (Ha.)
LOW DENSITY RESIDENTIAL	89 lots	5.75
STREET TOWNHOMES	BLK 1-4 (25 units)	0.78
MEDIUM DENSITY	BLK 5 (71 units)	1.97
SWM POND	BLK 6	1.40
WALKWAY	BLK 7	0.01
FUTURE R.O.W.	BLK 8	0.08
R.O.W.	BLK 9	2.23
TOTAL	185 units (15.2upha.)	12.22ha.

ADDITIONAL INFORMATION
 (UNDER SECTION 51(1) OF THE PLANNING ACT)
 INFORMATION REQUIRED BY CLAUSES 4(a), 4(g) AND 4(h) ARE AS SHOWN ON DRAFT PLAN.
 (1) Affordable housing units located on block 5 (1.97ha). Approximate unit size: 1,000ft²-2,000ft².
 (i) Sandy loam
 (j) Municipal water supply
 (k) All municipal services as required

OWNER'S CERTIFICATE
 I AUTHORIZE BAKER PLANNING GROUP TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF HURON.

OWNER: _____ DATE: _____

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Bieke van der Veen, O.L.S.
 South Western Surveying Ltd. DATE: _____

North:

REVISIONS
12/21/2020 - Planning Act section 51 notes added
09/21/2021 - lots 3-14 & block 7
10/15/2021 - servicing easements added
03/27/2023 - draft plan red line revisions

Project Name:
**PART OF LOTS 2, 3 AND 4
 LAKE ROAD EAST CONCESSION
 AND PART OF LOTS 2, AND 3
 LAKE ROAD WEST CONCESSION
 GEOGRAPHIC TOWNSHIP OF STEPHEN
 MUNICIPALITY OF SOUTH HURON
 COUNTY OF HURON**



Sheet Title:
**DRAFT PLAN OF
 SUBDIVISION**

Version No: 1	Sheet No: DP-1
Scale: 1:1,000 METRIC	Date: 12/09/2020
File Location: 2008dp_rev31	Drawn By: J.THIBERT

Zoning By-law Amendment Application

File Z05-2024

Location: Con LRE Lot 3 Less HWY PT Lots 2 and 4 Sub to ROW over 22R5241 Parts 1, 2, 3 and 5, Stephen Ward, Municipality of South Huron

Owner: Tridon Properties Ltd.

Applicant: Baker Planning Group c/o Caroline Baker



Purpose

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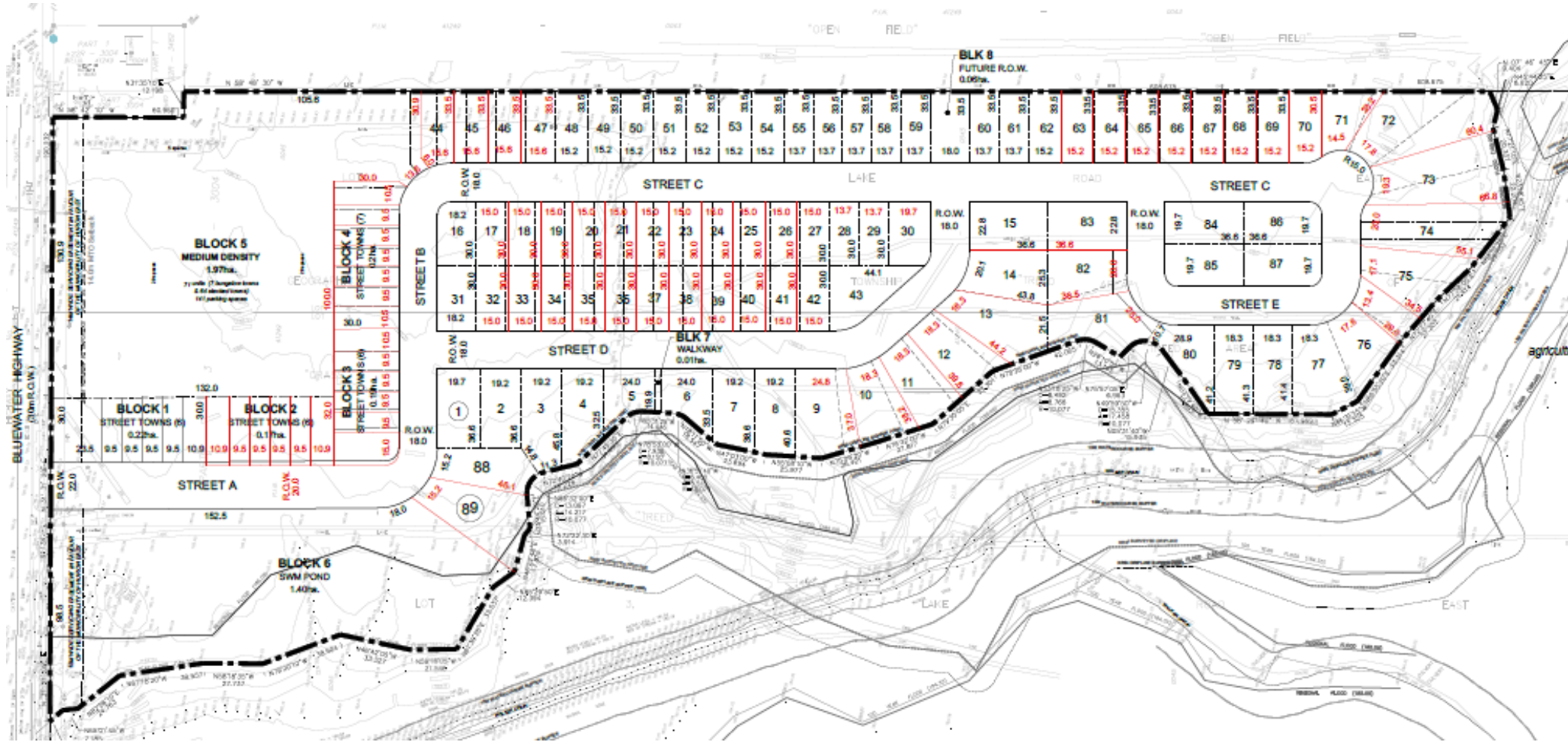
Purpose

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2020 Air Photo (lands subject to draft plan of subdivision outlined in red)



Redline Draft Plan



Public, Agency and Staff Comments

Staff and ABCA

- No concerns

Public and Bell Canada

- No comments received

Planning Review

- PPS 2024
- Huron County and South Huron Official Plans

Planning Review

- PPS 2024
- Huron County and South Huron Official Plans

Recommendation

It is recommended that zoning by-law amendment application Z05-2024 be **approved**.