



PLANNING & DEVELOPMENT

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To: Reeve and Members of Council
Dwayne Evans, CAO

From: Laura Simpson, Planner

Date: 11 January, 2018

Re: **Application for Zoning Amendment and Draft Plan of Subdivision 40T17002 (Ron Davidson Land use Planning Consultant Inc.)**
Pt Lots D, E and F, Registered Plan 173, Blyth Ward, Township of North Huron

Applicant: **Ron Davidson Land Use Planning Consultant Inc. Owner: GJAJ Holdings Ltd. c/o Gary Rutledge**

RECOMMENDATION

At the time of writing this report, comments have not yet been received from a number of agencies and there have been comments received from neighbouring landowners with questions about the application. The Department recommends Council defer the applications until the next available Council meeting. At that time, a recommendation and complete list of conditions for draft approval will be brought back for consideration.

PURPOSE AND DESCRIPTION

Ron Davidson Land Use Planning Consultant Inc. as the agent for GJAJ Holdings Ltd. has made an application to the County of Huron for Draft Plan approval to create a plan of Subdivision with Lots and Blocks on the lands legally known as Plan 173, Part of Lots D, E and F, Blyth Ward in the Township of North Huron. The Plan of Subdivision application was declared complete on December 2017. A public meeting for the Draft Plan of Subdivision is planned to be held by the Township of North Huron on January 15th, 2018; with County Councillor Art Versteeg present as a representative for the County.

There was also a Zoning Amendment application submitted to be considered by the Township of North Huron Council related to the development of the area. The Public Meeting for the Zoning Amendment application is also to be held on January 15th 2018.

The plan of subdivision contains a total of sixteen lots and six blocks with residential units on municipal services. This subdivision is proposed to develop with a variety of housing types and include a new interior municipal street to extend from the extension of North Street to the current access onto Queen Street with a stub for a future allowance into abutting future development lands.

The purpose of the Zoning Amendment is to change the zoning from Future Development (FD) to a series of Residential zones (R1, R2-17, R2-18 and R3). The zones will permit a mix of residential units: 16 single detached lots, 19 townhouse units, and a block to permit a retirement home are proposed. The two special R2 Zones will permit reduced minimum lot depths. The R2-17 Zone will recognize Queen Street as the exterior side lot line, and the R2-18 Zone permits a reduced rear yard setback of 5 metres and a maximum lot coverage of 54%.

COMMENTS RECEIVED

One letter has been received from agencies and 3 letter from neighbouring landowners. The comments submitted by Margaret Duarte explained her concerns with the proposed rental units for the 4 townhouses Plan of Subdivision 40T17002

on Block 8, as it directly abuts her rear yard and concern with the type of tenants and possible noise produced, and effect on their property. The letter submitted from Ernest Dow includes questions about the expected traffic volume on North Street, servicing along North Street and drainage and erosion measures. The letter received from Brenda Gordon contained questions about the traffic and widening of North Street, future location of an existing hydro pole after the completion of roadwork, stormwater management, fencing and tree removal. More detailed explanations to the posed questions will be available after full agency comments are received and discussion with the applicant on the above items.

An agency letter have been received from the Historic Saugeen Metis. No agency comments have raised concerns with the proposed Plan of Subdivision to date. Comments from B.M Ross Engineering and Maitland Valley Conservation Authority are expected.

Sincerely,
Original signed by
 Laura Simpson, Planner

Figure 1: Aerial photo showing subject lands (outlined in red)



Figure 2: Proposed Subdivision plan

