



PLANNING & ECONOMIC DEVELOPMENT

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To: Municipality of South Huron

From: Celina McIntosh, Planner

Date: October 9th, 2026

Re: Draft Plan of Condominium File 40CDM26001

Location: Part Lot 15 Usborne Concession 1, Lot 1320 Plan 376 and RP 22R3785

PT Part 3, Exeter Ward, Municipality of South Huron

Owner: 1343877 Ontario Ltd. and Pol Quality Homes

Applicant: Baker Planning Group c/o Caroline Baker

RECOMMENDATION

It is recommended that Plan of Condominium file 40CDM26001 be recommended to the County of Huron for approval, subject to the recommended conditions.

PURPOSE AND DESCRIPTION

An application for a Plan of Condominium has been received to develop residentially-designated and zoned lands within Exeter, as shown in Figure 1.

Plans of Condominium are a less common form property division/ownership in Huron County. A Plan of Condominium is a method of dividing property so that an individual holds title to a portion of a building, or a “unit”, as well as a share of the rest of the property that is common to all individual unit owners. Plans of Condominium can apply to both existing and new buildings.

The proposed condominium is comprised of 34 dwelling units across three buildings containing stacked townhomes, 53 parking spaces, visitor parking, a private road, snow storage, amenity areas, and fencing. A site plan is shown in Figure 2. The applicant has submitted a Site Plan Control application in conjunction with the Plan of Condominium application. The Site Plan Control application is currently under review.

The subject lands are designated Residential in the South Huron Official Plan. They are zoned R3-9 (Residential – High Density – Special) in the South Huron Zoning By-law. Access to the subject lands is achieved from Simcoe Street to the north and Albert Street to the east.

Figure 1: 2025 Aerial of Subject Lands (outlined in red)

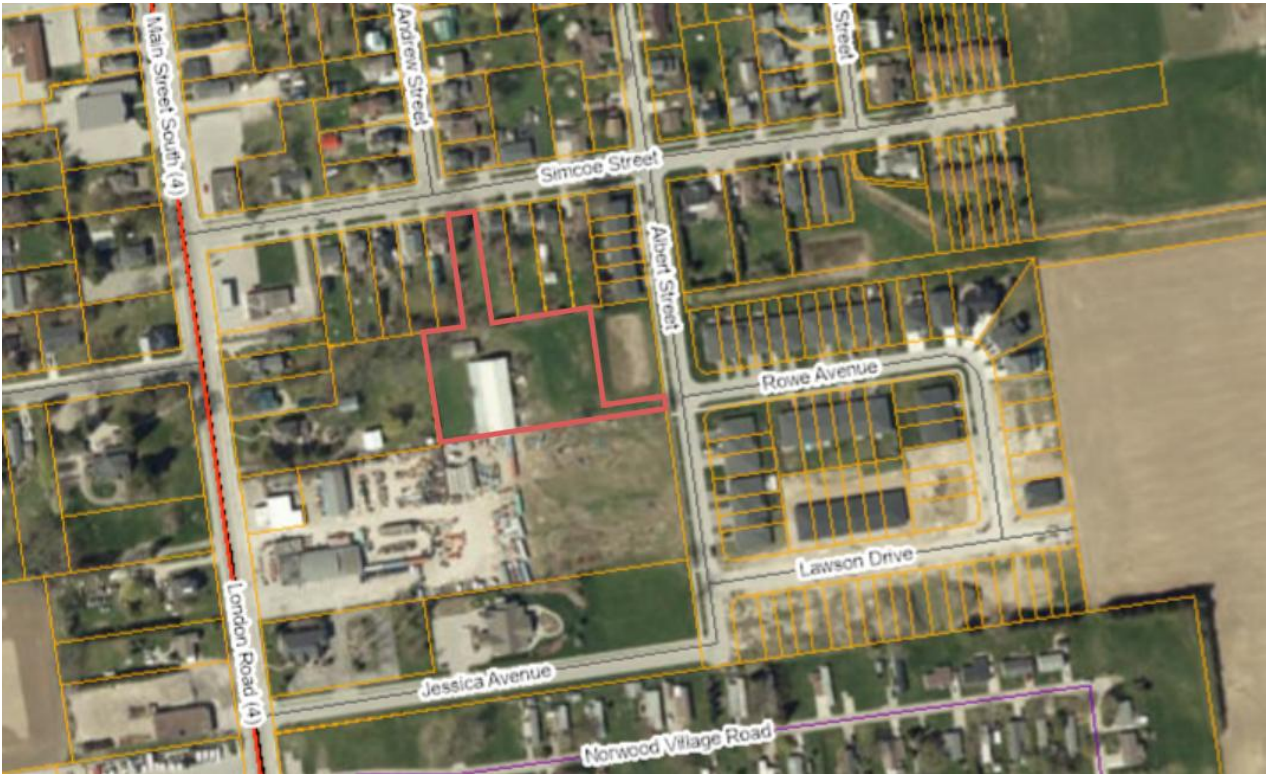
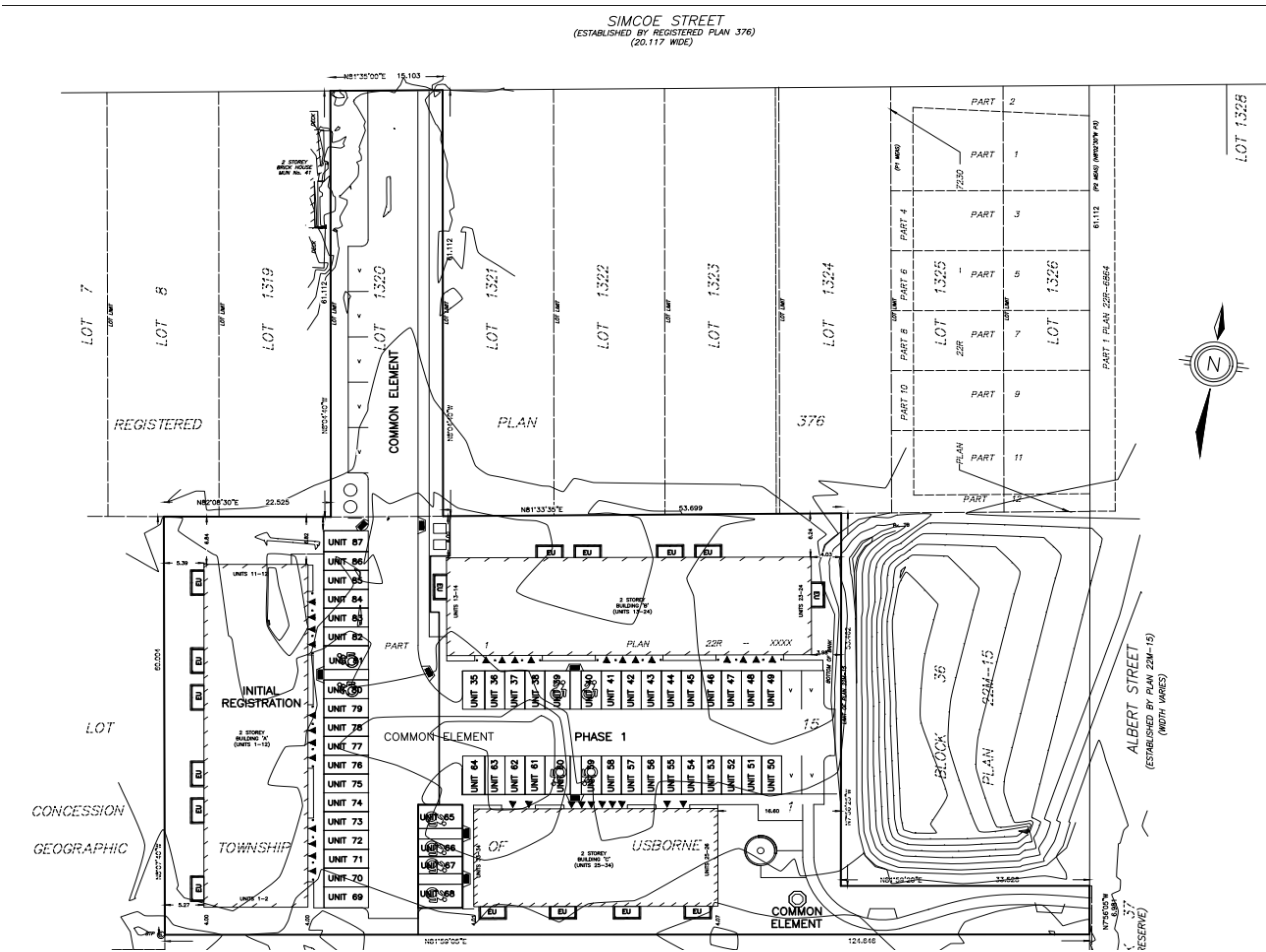


Figure 2: Site Plan of Proposed Condominium



Historical Context

The subject lands formed part of a larger development plan that comprises what is referred to today as the Pinnacle Plan of Subdivision in the southeast part of Exeter (outlined in Figure 3). While the subject lands did not form the Plan of Subdivision application (file # 40T18002) which was approved by the County of Huron and subsequently developed, they were included within the Zoning By-law Amendment (file # Z09-19) that accompanied the Plan of Subdivision and subsequent conceptual drawings as it pertains to technical requirements such as traffic and stormwater management. Accordingly, the R3-9 (Residential – High Density – Special) zoning that was approved in 2019 and applies to the subject lands establishes special provisions permitting the condominium plan as presented.

Figure 3: Pinnacle Plan of Subdivision general development area (outlined in red)



PROCESS

Plans of Condominium in Huron County follow a similar approval(s) process to that of Plans of Subdivision. Applications are presented to local Council, where a recommendation for decision is sought and subsequently provided to Huron County Council, who have the authority to make a decision. The process does not involve a formal public meeting.

Staff note that, under recent changes to the Planning Act, public circulation is no longer required for draft Plan of Condominium approval. The County's standard circulation practices were followed for this file and agencies and neighbours within 120 metres did receive notice of application. Staff confirm that condominium circulation processes will be reviewed internally for future applications.

COMMENTS RECEIVED

Following circulation of the application, one set of public comments was received. The authors noted concerns pertaining to traffic, stormwater management, and impact(s) on surrounding land uses. These comments are attached to the agenda package for Council's information.

Agency comments were received from Canada Post, Hydro One and South Huron staff. Canada Post has no concerns with the development but provided a list of draft plan conditions pertaining to mail service for the proposed units. Hydro One has no concerns. South Huron staff have no concerns and have provided a list of draft plan conditions. Correspondence has occurred with Chippewas of the Thames First Nation. Additional information about the application has been provided; no further comments have been received. South Huron staff are supportive of the development.

PLANNING REVIEW

Planning Act

Section 2 of the Planning Act requires approval authorities, such as the County of Huron, to have regard to matters of provincial interest when making decisions on planning applications. The subject applications further the provincial interest by:

- a) protecting ecological systems, including natural areas, features and functions by locating the development outside of identified natural environment areas as identified by the Huron County Natural Environment Update and outside of Conservation Authority Regulated Lands;
- b) not impacting agricultural resources as the development lands have been designated for urban development for decades and are isolated from other agricultural lands and operations;
- c) not impacting mineral resources as there are no significant mineral resources on the property;
- d) not impacting archaeological resources as the archaeological study done as part of the 2019 Zoning By-law Amendment that applied to the subject lands did not find archaeological resources of significance;
- e) using the existing municipal water service and sewage system capacity for the development;
- f) continuing the orderly development of Exeter through infill development in an established part of Exeter;
- g) proposing and permitting a range of housing types, with stacked townhomes being identified as attainable along the housing continuum and in conjunction with the diversified housing types for the remainder of the Pinnacle Plan of Subdivision; and
- h) using an appropriate location for the proposed development with its proximity to existing schools, recreational facilities, and other residential areas.

Section 51(24) of the Planning Act outlines subdivision-specific criteria that regard is to be had to when considering issuing draft plan approval. Plans of Condominium are also

processed and regulated under Section 51. These criteria include the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality along with about a dozen additional listed items. The proposed condominium meets these criteria as the requirements of Section 2 of the Act have been met, the condominium is not premature and conforms to the Official Plan, the land is suitable for residential uses, the road network is adequate, natural areas are protected, flood-prone hazardous areas are avoided, services are available (municipal, utilities, schools), and the lot/block layout and dedications are appropriate.

The application meets the requirements of the Planning Act.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS), 2024 contains a number of policies pertaining to new residential development. The proposed development is consistent with the PPS through:

- a) contributing to the accommodation of a range of housing options (section 2.1.6 and 2.2.1);
- b) promoting densities for new housing which effectively use land, resources and infrastructure (section 2.2.1);
- c) maintaining settlement areas (such as Exeter) as the focus of growth and development (section 2.3.1.1);
- d) contributing to a land use pattern based on efficient use of land and resources (section 2.3.1.2);
- e) avoiding adverse impacts from odour, noise and other contaminants, minimizing risk to public health and safety and ensuring the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures (section 3.5.1);
- f) utilizing municipal sewage services and municipal water services as the preferred form of servicing (section 3.5.2);
- g) planning for stormwater management (section 3.6.8);
- h) protecting natural features and areas for the long term (section 4.1.1);
- i) protecting the agricultural land base for the long-term use of agriculture (section 4.3.1.2);
- j) protecting mineral and petroleum resources for the long term (section 4.4.1.1)
- k) protecting mineral aggregate resources for the long term (section 4.5.1.1)
- l) protecting heritage property, which may contain built heritage resources or cultural heritage landscapes, for conservation (section 4.6.1) and
- m) directing development away from areas of natural or human-made hazards (section 5.1.1).

The application is consistent with the PPS.

Huron County and South Huron Official Plans

The proposed development is required to be in conformity with the Huron County and South Huron Official Plans. The Huron County Official Plan identifies Exeter as a Primary “PI” Settlement Area for the County; intended to be the primary location for growth and development. The development contributes to an increase in overall density in the established neighbourhood it is being proposed through infill in accordance with section 7.2.2. It is generally in keeping with the policies of the Huron County Official Plan.

The South Huron Official Plan similarly identifies Exeter as a primary growth area. The development is in keeping with the general settlement area goals of the South Huron Official Plan (section 6.C and section 6.1.1.2.C) in offering a different housing form than the surrounding area, providing common amenity spaces, avoiding development within urban natural environment areas, and avoiding the conversion of agricultural lands. The development aids in meeting the municipality’s intensification targets for established areas (section 6.D.2 and 6.1.1.2.D). As it pertains to the South Huron Official Plans general policies for residential development in Exeter: (section 6.1.1.2.D):

- a) the development will proceed without negative impact(s) to surrounding land uses and is in a location with adequate “hard” (i.e. water, sewage, stormwater infrastructure) and “soft” (i.e. sidewalks, trails, recreational opportunities) in reasonable proximity;
- b) it proposes a street design which connects to the existing grid and will link the new units with existing destinations;
- c) significant natural features are protected;
- d) the development’s design provides outdoor amenity spaces for residents to enjoy and
- e) Site Plan Control will apply to regulate design details.

The application conforms to the Huron County and South Huron Official Plans.

South Huron Zoning By-law

As noted, the R3-9 (Residential – High Density - Special) zoning that applies to the subject lands was established through a Zoning By-law Amendment application approved in 2019. The special provisions of the R3-9 zone specifically permit development in the form of a clustered/stacked townhouse as is proposed and recognizes the existing lot frontage. The development conforms to the site-specific provisions of the R3-9 zone pertaining to minimum parking, landscaped open space, lot coverage and building height. A Minor Variance (file # MV01-2026) was granted by South Huron’s Committee of Adjustment earlier this year to address slight deficiencies in yard setbacks based on the current site plan. The application complies with the South Huron Zoning By-law.

SUMMARY

The application has been reviewed against applicable planning legislation and policy, and is recommended for approval, subject to the attached draft plan conditions. It is

recommended that Plan of Condominium file 40CDM26001 be recommended to the County of Huron for approval, subject to the recommended conditions.

Sincerely,

A handwritten signature in black ink, appearing to be 'CM' or similar initials, written over a horizontal line.

Celina McIntosh, Planner

DRAFT PLAN APPROVAL FOR PLAN OF CONDOMINIUM

File: 40CDM26001
Developer: Baker Planning Group for 1343877 Ontario Ltd. and
Pol Quality Homes
Lower Tier: Municipality of South Huron
Subject Lands: Part Lot 15 Usborne Concession 1, Lot 1320 Plan 376
and RP 22R3785 PT Part 3
Date of Draft Plan Approval: XXXX

WHEREAS the application for condominium 40CDM26001 has been circulated according to the Delegation Orders of the Minister of Municipal Affairs and the County of Huron's Procedures Manual;

AND WHEREAS the application affects an area designated for residential development in the Municipality of South Huron Official Plan;

AND WHEREAS any issues raised during the circulation of the application are addressed by the following conditions to draft approval;

NOW, THEREFORE the Council of the Corporation of Huron hereby issues draft approval to file 40CDM26001 which pertains to Part Lot 15 Usborne Concession 1, Lot 1320 Plan 376 and RP 22R3785 PT Part 3, Exeter Ward, Municipality of South Huron and the following conditions shall apply.

The County of Huron's conditions, amendments, and administration requirements to final approval for registration of this subdivision (File 40CDM26001) are as follows (the following conditions must be met prior to final approval):

CONDITIONS

Description

1. This approval applies to the registration of a Plan of Condominium in accordance with the draft Plan prepared by MTE.

General

2. The condominium units shall be numbered for 9-1-1 purposes to the satisfaction of the Municipality of South Huron and the County of Huron.
3. That the Owner or their agent(s) provide the Municipality of South Huron and the County of Huron with a final draft of both the Plan of Condominium and the Declaration for review and approval prior to the final approval for registration of the Plan of Condominium.

Engineering

4. The developer's professional engineer is to provide certification that the facilities and services have been installed and provided adequately, to the satisfaction of the Municipality of South Huron.

Easements and Blocks

5. That such easements and/or agreements as may be required for gas services shall be granted to Enbridge Gas Limited; in a form satisfactory to Enbridge Gas Limited.
6. That such easements and/or agreements as may be required for hydro services shall be granted to Hydro One; in a form satisfactory to Hydro One.
7. That such other easements and/or agreements as may be required for utilities, including cable and telecommunications, sewage, water, or stormwater/drainage purposes shall be granted to the appropriate authorities; in a form satisfactory to the Municipality of South Huron.

Canada Post

8. That the following Canada Post conditions shall be satisfied:
 - a. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
 - b. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
 - c. The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
 - d. The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
 - e. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
 - f. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the County of Huron.
 - g. The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- h. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Financial Requirements

9. That payment in lieu of parkland dedication shall be provided to the satisfaction of the Municipality of South Huron.
10. That payment as required within the London Road Cost Recovery By-law (59-2003, as amended) has been provided to the satisfaction of the Municipality of South Huron.

Roads

11. The private roads in the plan of condominium shall be named and numbered for 9-1-1 purposes to the satisfaction of the Municipality of South Huron and the County of Huron.
12. That the Owner shall install "No Parking - Fire Route" signs of a design satisfactory to the Municipality of South Huron.

Condominium Declaration

13. The Condominium Declaration shall provide the following assurances:
 - a. the sanitary sewers (and appurtenances thereto), storm sewers (and appurtenances thereto) and watermains (and appurtenances thereto), which serve more than one unit; all perimeter fencing; all retaining walls, whether or not any such are located within the boundaries of a unit, are part of the Common Elements, and not part of a unit, and that such components are to be operated, repaired and maintained by the Condominium Corporation to the satisfaction of the municipality.
 - b. the maintenance and repairs of the discharge pipe for the storm sewer system within the boundaries of the stormwater management pond owned by the municipality is the responsibility of the Condominium Corporation to the satisfaction of the municipality.
 - c. a statement indicating the billing of municipal water and sewer services will be apportioned to each unit owner to the satisfaction of the Municipality of South Huron.
 - d. a statement acknowledging that the road within the development shall remain privately owned and the Condominium Corporation shall be responsible for the maintenance of the road within the development to the satisfaction of the Municipality of South Huron.
 - e. a statement acknowledging that the water system within the development (with the exception of the water metres and their assemblies which are owned by the municipality and the hydrants which are operated and maintained by the municipality) is owned, operated and maintained by the Condominium Corporation and acknowledges the responsibilities and legislated requirements by the Ministry and other governing agencies and will maintain the water system accordingly.

- f. a statement regarding the long-term maintenance of the stormwater management services, including the maintenance of the Oil Grit Separator, acknowledging among other things, that the stormwater management services shall remain privately owned and shall not be maintained or assumed by the Municipality of South Huron, to the satisfaction of the Municipality of South Huron. The aforementioned provision does not include the maintenance of the stormwater management pond serving this Condominium Corporation as this is property of and maintained by the Municipality.
 - g. a statement regarding the nature and location of the easements and/or agreements for utilities, including cable and telecommunications, gas, hydro, sewage, water, or stormwater/drainage purposes; to the satisfaction of the Municipality of South Huron
- 14. That the Municipality of South Huron advise the County of Huron that the Owner is in compliance with all terms, covenants, provisions and financial obligations of any site plan agreement registered on the subject property.
- 15. That arrangements shall be made, satisfactory to both the Municipality of South Huron and the County of Huron, for reimbursement of any legal and/or engineering fees and disbursements incurred by them in connection with the review and approval of this application and the plan, and in connection with the release of the plan for registration.
- 16. That the County be advised in writing by appropriate agencies how the foregoing conditions have been satisfied.

Administration

The Developer has three (3) years from the date of draft approval of this plan of subdivision to obtain final approval from the County. If final approval is not obtained before three (3) years from the date of draft approval, and in the absence of an extension applied for by the Developer and approved by the County, then the draft approval shall be deemed to be void.

NOTES TO DRAFT PLAN APPROVAL

- 1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Huron Planning and Development Department, quoting the County file number.
- 2. An application for final approval of the Plan of Condominium must be submitted to the County of Huron with copies of the required clearance letters. Be advised the County of Huron requires a minimum of two weeks to review an application for final approval of a Plan of Subdivision.
- 3. A copy of the final M-Plan is required by the County of Huron and the Municipality of South Huron.
- 4. It is the responsibility of the Developer to provide the approval body with the required information and fees to extend this draft approval. Should this information

and fees not be received prior to the lapsing date, the Draft Plan Approval will lapse. There is no authority to revise the approval after the lapsing date and a new subdivision application under Section 51 of the Planning Act will be required.

5. An updated review of the plan and revisions to the Conditions of Approval may be necessary if an extension is to be granted.
6. Clearances are required from the following:

Municipality of South Huron
322 Main Street South Exeter, ON, N0M 1S6
Conditions #2-4, 7, 9-13, 15

Canada Post
955 Highbury Ave London, ON, N5Y 1A3
Condition #8

County of Huron Planning & Development Department
57 Napier Street, 2nd Floor Goderich, ON, N7A 1W2
Conditions #2, 3, 11, 14-16

Hydro One Networks Inc. Underground Subdivisions Department
420 Welham Road Barrie, ON, L4N 8Z2
Conditions #6

Enbridge Gas Inc.
50 Keil Drive North Chatham, ON, N7M 5M1
Conditions #5