



RESIDENTIAL INTENSIFICATION GUIDELINES

A FRAMEWORK FOR DESIGN IN HURON COUNTY

USER GUIDE



WHAT ARE THE RIGS?

The Residential Intensification Guidelines (RIGS) is a comprehensive document that was developed as a tool for guiding the design of residential intensification projects in the County. The document applies to all residential intensification projects in the County with an emphasis on multi-unit forms of development. The guidelines also address residential conversions and Additional Residential Units (ARUs). The goal of this document is to help address concerns and compatibility in a comprehensive manner, ensuring that developers understand the goals and expectations of the community and that the community can benefit from increased housing choices.



HOW WILL THE RIGS BE USED?

The RIGS are primarily intended to be used by the builder and development community to guide the design of residential developments. The guidelines address a full range of design considerations including site layout, building design, parking, and landscaping. The RIGS will be used by Municipal staff when reviewing development applications. The RIGS are not intended to add time to the development process, rather the RIGS are intended to streamline the process by setting out the design expectations early on and avoiding the back-and-forth between the development community and planning staff. By setting clear design objectives and priorities early in the process, the development community will understand what Staff will be looking for when reviewing applications.

WHAT DOES PLANNING & DEVELOPMENT STAFF CONSIDER WHEN REVIEWING APPLICATIONS?

Planning staff will be looking at the exterior design of the development proposal with consideration to how the project will look from the surrounding public streets. Huron County is home to great neighbourhoods and Huron County wants to ensure that by introducing more units and new forms of housing our neighbourhoods stay great.

There is an opportunity for new development projects to enhance the fabric of our community by providing greater housing choices to meet the needs of existing and future residents. In addition to the exterior design, Staff will be reviewing potential impacts of the development on the surrounding community.



What does Planning Staff Consider?

In evaluating development proposals Planning staff will look at a wide range of considerations including:

- Building Height
- Setbacks
- Building Placement
- Traffic
- Vehicular Access
- Parking
- Outdoor Amenity Areas
- Shadows and Privacy
- Lighting
- Landscaping
- Noise
- Microclimate
- Exterior Design

NAVIGATING THE RIGS

When preparing plans for a new development consider first the design principles established in **Section 2** of the RIGS. These six principles should be considered in all development proposals as they represent the County's priorities for residential intensification. This should be followed by a review of the design guidelines contained in **Section 3** of the RIGS. These guidelines in **Section 3** apply to all residential intensification projects throughout the County and deal with general design aspects such as site layout, parking, landscaping, massing, building materials, etc.

Depending on the form of housing that is proposed, consideration should next be given to the guidelines contained within **Section 4**, as applicable. **Section 4** provides guidelines specific to different forms of housing (i.e. guidelines for row housing).

Residential developments in new subdivisions are subject to the guidelines contained within **Section 5** of the RIGS. **Section 5** is not intended to apply to infill or redevelopment proposals in existing neighbourhoods. The RIGS are intended to provide a balanced approach to intensification, and include a fair level of flexibility. Existing conditions and site constraints such as site grades, surrounding character and safety needs will all be considered in the application of these guidelines.

The photographs and sketches contained in the RIGS are intended to illustrate only a few of the multitude of solutions for successful residential development. Not all of the individual design guidelines listed in the RIGS document apply or are appropriate in every situation.

The RIGS include a number of sketches, photos and diagrams to help illustrate various design guidelines and design concepts. The illustrations shown in the document provide a few examples of how the guidelines can be applied, and are not intended to exclude other concepts that meet the intent of the guidelines.

KEY QUESTIONS WHEN PREPARING DEVELOPMENT CONCEPTS

When preparing plans for a new development ask the following questions:

- Is my lot a corner lot, and if so I have I designed the building to positively address both frontages?
- What is the appropriate setback based on surrounding development?
- What is the best layout for the development based on the dimensions of the site?
- Does the building elevation incorporate elements that break up the overall mass such as: changes in building materials and colours; variety in the roofline; or projections and/or recessions in the building façade?
- How will parking be addressed? Will it be visible from the street? If so, how will these areas be screened?
- How will privacy concerns be addressed? Is privacy fencing proposed along the side and rear lot lines?
- Does the proposal have attached garages? If so, does the garage detract from the building design?
- Will the development result in a loss of mature trees along the street? If so, does the proposal allow for the incorporation of new street trees?
- Is the proposal greater than six storeys? If so have shadow impacts been considered?

These are the types of things staff will be looking for when reviewing applications. By thinking through these kinds of questions when designing the site and building(s) the intent is that the development community and staff will be working towards a common goal which will streamline the approval process.

QUESTIONS? WE ARE HERE TO HELP!

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