



Corporation of the Municipality of South Huron  
Committee of the Whole  
Agenda

Thursday, May 17, 2018, 6:00 p.m.  
Olde Town Hall-Carling Room

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](mailto:clerk@southhuron.ca) to discuss how best we can meet your needs.

Pages

1. Meeting Called to Order

2. Appointment of Chair

**Recommendation:**

That \_\_\_\_\_ is appointed as Chair for the May 17, 2018  
Committee of the Whole meeting.

3. Amendments to the Agenda, as Distributed and Approved by Council

**Recommendation:**

That South Huron Committee of the Whole approves the Agenda as presented.

4. Disclosure of Pecuniary Interest and the General Nature Thereof

5. Reports

5.1 Planning - Municipality of South Huron Comprehensive Zoning By-Law

5.1.1 S. Smith, Huron County Planner - Report re: Comments  
received from Open House

1

**Recommendation:**

That the Committee of the Whole receive this report  
summarizing comments received at the South Huron  
Comprehensive Zoning By-law Open House and other  
comments received and recommend to South Huron Council  
that staff proceed with scheduling and advertisement of the  
mandatory Public Meeting.

5.1.2 South Huron Comprehensive Zoning By-Law comments

4

6. Adjournment

**Recommendation:**

That South Huron Committee of the Whole does now adjourn at \_\_\_\_\_ p.m.



## 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: Mayor and Members of South Huron Committee of the Whole  
 From: Sarah Smith, Planner  
 May 15, 2018

### **Re: Comments received from South Huron Comprehensive Zoning By-law Open House**

This report is provided for consideration at South Huron Committee of the Whole May 17<sup>th</sup> meeting.

#### **RECOMMENDATION**

That Council receive this report summarizing comments received at the South Huron Comprehensive Zoning By-law Open House, and direct staff to proceed with scheduling and advertisement of the mandatory Public Meeting.

#### **COMMENTS**

The Municipality of South Huron and the Huron County Planning Department are working to prepare a new Comprehensive Zoning By-law for the Municipality of South Huron which combines the existing Zoning By-laws currently in place for the Township of Stephen, Township of Usborne, and Town of Exeter. This memo has been prepared as an update on this project.

A drop-in public Open House was held at the Municipality of South Huron administration building on May 10, 2018 from 10:00am – 8:00pm, and was advertised to the public as an invitation and opportunity to make comments on the newly released draft South Huron Comprehensive Zoning By-law. This report is a summary of comments received. A copy of all comments received is also included as an appendix to this report.

#### **SUMMARY OF COMMENTS**

##### ***Comment Sheets***

Seven (7) comment sheets were received at the Public Open House; comments have been summarized below.

- More than two main uses on a highway commercial zone
- Organize natural environment section for increased legibility
- Provisions for tiny houses (also comments for cluster housing of tiny houses for aging or retirement population.
- Downtown apartments for seniors, living downtown and supporting aging in place
- Possible merging of C4-C5 and C6 down to two zonings. Property uses that are deemed unsuitable for core and mixed use should have their own by-law.
- Remove distinction of recreational residence in Lakeshore area
- General comments about site specific locations including text provisions and/or mapping

### **Commercial Zone Panels**

Panels were prepared and presented around the room inviting public to share their ideas of what uses they would like to see in each of the proposed commercial cores in the Municipality of South Huron. Below is a chart summarizing the additional uses that were received.

<b>Subject Zone</b>	<b>Additional Uses public would like to see in this zone.</b>
C3 – Highway Commercial	<ul style="list-style-type: none"> <li>• One dwelling unit within rear portion or second story.</li> <li>• Increase to more than two (2) uses</li> <li>• Manufacturing and or processing of a product</li> <li>• Brewery</li> <li>• Vocational training</li> <li>• Storage</li> <li>• Business or professional office</li> <li>• Artist, dance, exercise, music and/or photography</li> </ul>
C4 – Core Commercial	<ul style="list-style-type: none"> <li>• Pet care and grooming</li> <li>• Parking garage – storage mini</li> <li>• Hotel/boutique hotel</li> </ul>
C5 – Mixed Use Commercial	<ul style="list-style-type: none"> <li>• Brewery</li> <li>• liquor store</li> <li>• Retail store greater than 1000 sqm</li> </ul>
C6 – Grouped Commercial	<ul style="list-style-type: none"> <li>• Brewery</li> <li>• Adult day centre</li> <li>• Parking garage</li> <li>• Travel agency</li> <li>• Manufacturing and processing</li> <li>• Pet care and grooming</li> </ul>
C8 – Village Commercial	<ul style="list-style-type: none"> <li>• Retail store greater than 1000 sqm</li> <li>• Manufacturing of product for sale</li> <li>• Miniature golf</li> <li>• Landscaping contractor</li> <li>• Pet care and grooming</li> <li>• Take out food</li> <li>• Brewery</li> <li>• Travel agency</li> <li>• Liquor store</li> <li>• Health club/spa</li> </ul>

### **Other**

Two (2) formal comments were received via email.

### **NEXT STEPS**

A draft schedule for the remainder of this project process is presented below which would see a completed by-law ready for Council's passage presented in July 2018. Please note, the below dates may be revised as a result of the comments received from the public, agencies, and South Huron Council, as well as at the direction of South Huron Council.

At this meeting staff are asking that Council permit the scheduling of a formal Public Meeting and to make revisions and prepare a draft two document.

*South Huron Zoning By-law Draft Timeline*

<i>Date</i>	<i>Event</i>	<i>Task</i>
Mon., Apr. 16/18	Council	<ul style="list-style-type: none"> <li>○ Review of key changes in Draft Zoning By-law</li> <li>○ Recommend Council release for public and agency review</li> </ul>
Thurs., May 10/18	Open House	<ul style="list-style-type: none"> <li>○ Obtain public comments on Draft #1</li> </ul>
Tues. May 22/18	Council	<ul style="list-style-type: none"> <li>○ Review open house and other comments received</li> </ul>
Mon. June 4/18	Council	<ul style="list-style-type: none"> <li>○ Review of revised draft ZBL (Draft #2)</li> <li>○ Recommend public meeting be held</li> </ul>
Tues. July 3, 18	Public Meeting	<ul style="list-style-type: none"> <li>○ Obtain public comments on Draft #2</li> </ul>
Mon. July 16/18	Council	<ul style="list-style-type: none"> <li>○ Review public meeting comments</li> <li>○ Potentially recommend to Council for approval</li> </ul>

I will be present at the next Committee of the Whole meeting to speak to this report and provide further elaboration as required.

Sincerely,

---

Sarah Smith, Planner



# SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Jordan's Crediton 130 Victoria Ave E, Crediton (C3.) Highway Commercial

General Comments:

More than 2 uses would be more financially beneficial for the area of Crediton.

Looking at - gas bar

- convenience store (related or not?) & accessory?

- ice cream shop (related or not?)

Large lot area - could handle repair shop on other side of property.

Having potential of dwelling unit attached for convenience store/gas.

Please provide your name and address if you would like to receive notice of upcoming meetings

Kristen Wright Draper 84 Victoria Ave E, Crediton, ON N4M 1M0

Completed forms can be dropped off at Municipality of South Huron Town Hall

(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)

We appreciate your input!



# SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

71942 Morrison Line

• Addition of NEI - trees were planted 30 years ago  
w/ ABCA to stabilize the hill (not workable).

General Comments:

3.19 → Organize section using bullets + subbullets  
to better outline setbacks for NE

Please provide your name and address if you would like to receive notice of upcoming meetings

Stacey Jeffery - ~~7000~~ 68 Sanders St W Exeter ON N0M1S2  
Stacey.jeffery7@outlook.com

Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)

We appreciate your input!





**SOUTH HURON COMPREHENSIVE  
ZONING BY - LAW  
MAY 10 2018 OPEN HOUSE  
COMMENT SHEET**



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

*Tiny houses*

General Comments:

*- It has been great working with the  
huron county planners.*

Please provide your name and address if you would like to receive notice of upcoming meetings

*Karen Rollins - Beneteau*

*Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)  
We appreciate your input!*





# SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

*Downtown commercial - I would like to see condos done and as apartments available for condos to 1st & 3rd floor apartments for seniors. Living downtown would support aging in place & a senior friendly environment.*

General Comments:

*I would like to see us allow the development of cluster homes (tiny homes) close to downtown. Such clusters are being built in the US & Europe from 300 sq ft homes up to 200 sq ft homes. They allow first time home buyers enter into the market but also have been marketed primarily to aging seniors. Specifically those clusters should not be located at the edges of town as it defeats the purpose of successful aging in place.*

Please provide your name and address if you would like to receive notice of upcoming meetings

*Loren L. Braun  
21 Huron St W  
Exeter, ON, N0M 1S2*

Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)

We appreciate your input!



**SOUTH HURON COMPREHENSIVE  
ZONING BY - LAW  
MAY 10 2018 OPEN HOUSE  
COMMENT SHEET**



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

---

---

---

---

---

---

General Comments:

*Possible merging of C4-C5-C6 with possible  
2 zonings after merg. Property uses that are deemed  
unsuitable for core + mixed should have their own bylaw.*

---

---

---

---

---

---

---

---

Please provide your name and address if you would like to receive notice of upcoming meetings

*Rob Morley      [rwmorley56@gmail.com](mailto:rwmorley56@gmail.com)*

---

---

*Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)  
We appreciate your input!*





# SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Foremost:  
LR1 Zone and LR1-2 Zone

Also:  
RC3

General Comments:

- Remove the distinction made between "recreational residence" and "dwelling, single detached dwelling"
  - ~~Are there any~~ changes proposed in the new by-law concerning servicing existing LR1 Zone properties with sanitary sewers?
  - Map of Zone 1A does not, in all cases illustrate lands owned by Oakwood Park which extend along west boundary of private lots along Lake Huron (e.g. "NEZ" lands).
  - Proposed amendments to ABCA Shoreline Management Plan - are these reflected in the new Zoning By-law?
- Please provide your name and address if you would like to receive notice of upcoming meetings

Marc Trudell Tel # 519-657-1625  
42 Westbrook Crescent, RR#5 Komoka, Ont. N0L1R0  
m.trudell@rogers.com

Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)

We appreciate your input!

26 Lakeshore  
Oakwood Park.

President  
Oakwood Park  
Association



# SOUTH HURON COMPREHENSIVE ZONING BY - LAW MAY 10 2018 OPEN HOUSE COMMENT SHEET



The Corporation of the Municipality of South Huron, along with Huron County Planning Department are undertaking the preparation of a new comprehensive Zoning By-law for the Municipality of South Huron.

A DRAFT By-law was prepared and released publically. This Open House has been scheduled to seek comment from the public. Please feel free to complete this comment sheet and provide any comments following your review of the DRAFT Zoning By-law, or any general comments you may have.

Is there a specific property or zone of interest?

Love Commercial (C4)

Commercial generally.

General Comments:

Permit microbreweries, God ZBL has very permissive example, with def'n. Can discuss in detail.

Monica is considering currently.

3.25.7.1 i) says Town of Goderich (ctrl+F whole by-law)

Fast food ?? undefined. → some numbers in this section look wrong?

Please provide your name and address if you would like to receive notice of upcoming meetings

Victor Klouze

Planning + Development

Completed forms can be dropped off at Municipality of South Huron Town Hall  
(322 Main Street South, Exeter) or emailed to [planning@southhuron.ca](mailto:planning@southhuron.ca)

We appreciate your input!



**Sarah Smith**

---

**From:** Megan Goss <mgoss@southhuron.ca>  
**Sent:** May 8, 2018 9:19 AM  
**To:** Sarah Smith  
**Cc:** South Huron CAO; Scott Currie  
**Subject:** FW: Comments on New Zoning ByLaw as it relates to the Kingsmere Subdivision

Good Morning Sarah,

I have received the below comments on the draft zoning by-law. I will let the individual know that there comments are appreciated and captured.

**Megan Goss, BA, CHRP**

Human Resources & Strategic Initiatives Officer

Municipality of South Huron

519-235-0310 x235

[mgoss@southhuron.ca](mailto:mgoss@southhuron.ca)



Please consider the environment before printing this email.

-----  
 This e-mail message, including any attachments, is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.

**From:** Blue Haven Cottage-John Buechler [mailto:wjbllb@hay.net]  
**Sent:** May-08-18 9:12 AM  
**To:** Planning <planning@southhuron.ca>  
**Subject:** Comments on New Zoning ByLaw as it relates to the Kingsmere Subdivision

To the Council of the Municipality of South Huron

I would like my comments here to be included in the information received by the council as it finalizes the zoning bylaw.

First, I would like to look at the permitted uses in the Bluewater lake shore residential zone. Section 17.1 permits a single detached dwelling. That is what I want contained in our zoning bylaw. There is absolutely no reason to discriminate between our properties in South Huron and the lake shore properties in Bluewater. The residents of Bluewater clearly have more input with their council and with the planning department, even though the planning department is the same as ours.

**LR1****Municipality of Bluewater Zoning By-law  
Section 17 Lakeshore Residential Zone (LR1)****Section 17 Lakeshore Residential Zone (LR1)**

Within this Zone, no *person* shall establish any *use* of land or *building*, or *erect* or *alter* any *building* or *structure* for any purpose except in accordance with the following provisions:

**17.1. PERMITTED USES**

- *conservation*
- *passive recreation*
- *public park*
- *single detached dwelling*

**17.2. ACCESSORY USES**

- *uses accessory to the permitted uses*

**17.3. PERMITTED STRUCTURES**

- *buildings and structures for the permitted uses*
- *buildings and structures accessory to the permitted uses*

**17.4. ZONE PROVISIONS**

Zone area, including all portions of the property zoned NE3 (min.)	1,850 m <sup>2</sup>
Property frontage (min.)	23 metres
Front yard (min.)	7.5 metres
Interior side yard (min.)	3 metres
Exterior side yard (min.)	3 metres
Rear yard (min.)	7.5 metres
Zone coverage (max.)	25%
Building height (max.)	12 metres

**DRIVEWAY SETBACKS**

Driveways shall be a minimum of 1 metre from the side property line.

**LAKEFRONT FRONT YARD**

For properties fronting on Lake Huron and for properties abutting or including the top-of-bank of Lake Huron, the front yard shall be the lake or top-of-bank side of the property.

**STORAGE SHEDS ON VACANT PROPERTIES**

On vacant properties in the LR1 Zone, one accessory storage shed is permitted prior to the construction of the main single

**17.5. SPECIAL ZON****17.5.1. LR1-1**

Notwithstanding any prov LR1-1 the following provi:

Front yard (min.)
Rear yard (min.)
Lots 1 through 5, P
Lots 8 through 15,
with no structures or s
systems permitted in t
rear yard.
Zone coverage (max.)
Driveway width (max.)
A maximum of 30% or
zoned area may be cl

**17.5.2. LR1-2**

Notwithstanding any prov LR1-2 the following provi:

- a) All buildings and struct metres from the west pro
- b) the area covered by al exceed 200 m<sup>2</sup>, and
- c) the septic system shall building.

**17.5.3. LR1-3**

Notwithstanding any prov LR1-3 the following provi:

- a) Front yard (min
- b) Building height

In addition to the limitation structures in the General combined maximum size including an attached pri exceed 60 m<sup>2</sup>.

**17.5.4. LR1-4**

Notwithstanding any prov LR1-4 two main dwellings:



b

I now look at the definitions in the Township of Stephen zoning bylaw 2.135 which describes a recreational residence as a single-family detached dwelling used for recreational purposes during all seasons including recreational purposes but which is not supplied with the full complement of municipal services. I can tell you that this definition was developed over a number of years as we worked to encourage the planners and township to stop treating us as second-class citizens. This rather strange result is pretty unclear and probably unenforceable because of its vagueness but was meant to satisfy the concerns of the planners that we would not ask for additional servicing should we use our properties for year round use. I might point out that recently one of the municipality's planners interpreted this to mean that year round occupancy was not permitted as a result of this definition. That would surprise the lawyers who negotiated the definition.

*Township of*

## **SECTION 11. RECREATIONAL RESIDENTIAL (**

### **11.1. PERMITTED USES**

- 11.1.1. conservation;
- 11.1.2. forestry uses;
- 11.1.3. recreation, passive;
- 11.1.4. private park;
- 11.1.5. recreational residence;
- 11.1.6. uses accessory to the permitted uses, in-guest cabin. (Amended by By-law 37-1984)

### **11.2. PERMITTED STRUCTURES**

- 11.2.1. a recreational residential dwelling unit;
- 11.2.2. buildings and structures for the permitted u
- 11.2.3. buildings and structures accessory to the uses.

### **11.3. ZONE REGULATIONS**

	With Public Water	Without Public Water
11.3.1. Lot Area (minimum)	796 sq. m	1400 sq. m
11.3.2. Lot Frontage (minimum)	23 metres	23 metres
11.3.3. Front Yard		

In May of 2014 the Official Plan for South Huron was amended as it dealt with the Port Blake area. Oakwood, Maple Grove and Kingsmere were all represented at that meeting and one of the important results was that sewers were taken off the table for this area for many years to come. As well, the contentious issue of restricting the use of our homes came up again and this was dealt with, I had hoped for all time.

5. Recognize existing Residential in the Port Blake Planning Area as the area and a secondary plan.

To achieve these goals the policies

### **7.10.3. Lakeshore Residential**

Most of the Lakeshore Residential is currently used as summer cottages. Many seasonal cottages are being converted to more intensive uses. Recent development is occurring. Recent development is occurring to accommodate year-round residential use.

While much of the South Huron is developed, this Plan allows limited Lakeshore Residential provided significant adequate buffers are maintained from surrounding uses, and density and

*Modified on May 14, 2014*

Section 7.10.3.1 finally accepted continuous year round occupancy subject to adequate water and sewage services. Septic tanks are acceptable services.

The new zoning must by law reflect the provisions of the official plan. Sadly the provisions of the old by law were simply copied and pasted into the new. Hence a recreational residence is defined as a single detached dwelling used for recreational purposes during any or all seasons and is the only sort of residence permitted in S 15.1 of the draft bylaw.

LRC1

Municipality of South Huron Zoning By-Bye  
Section 15 Lakeshore Residential**15. Lakeshore Residential (LRC1)**

Within this Zone, no person shall establish any use of land or build any building or structure for any purpose except in accordance with the provisions:

**15.1. Permitted Uses**

- conservation
- forestry uses
- recreation, passive
- private park
- public park
- recreational residence

**15.2. Accessory Uses**

- a guest cabin accessory to a recreational residence (As permitted by the Zoning By-Bye)
- uses accessory to the permitted uses.

**15.3. Permitted Structures**

- a recreational residential dwelling unit;
- buildings and structures for the permitted uses;
- buildings and structures accessory to the permitted uses.

**15.4. Zone Provisions**

	With Public Water	Without Public Water
Zone area, including all portions of the property zoned NE2 (minimum)	796 square metres	1400 square metres
Property frontage (minimum)	23 metres	23 metres
Front yard (minimum)	7.5 metres	7.5 metres
Side yard (minimum)	3.0 metres	3.0 metres
Rear yard (minimum)	7.5 metres	7.5 metres
Zone coverage (maximum)	25 %	25 %
Building height (maximum)	9 metres	9 metres

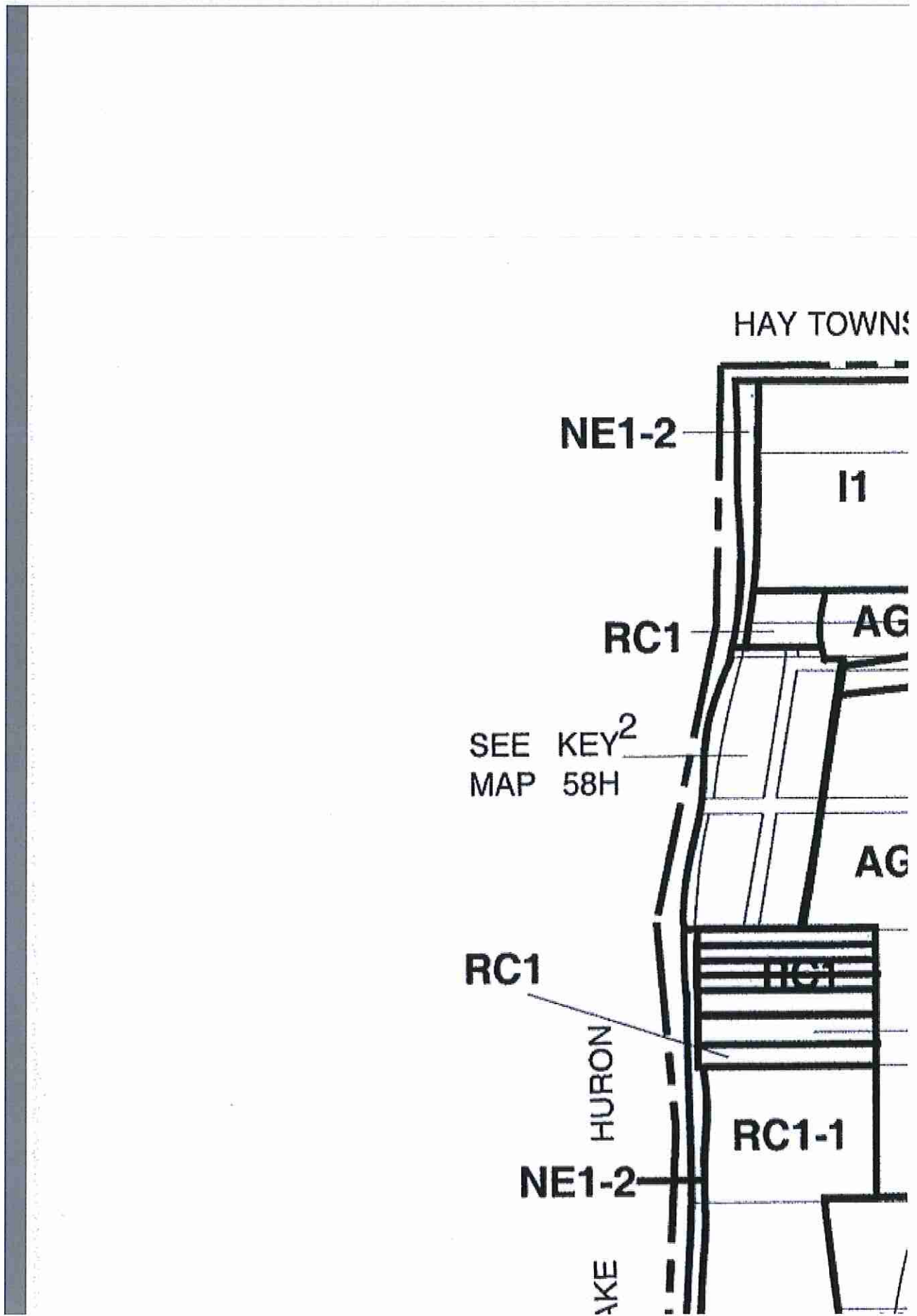
**15.5. Existing Undeveloped Property**

Where a property having an area and/or frontage less than the minimum required for the Zone is located within the Zone, the property shall be used for the purpose for which it was zoned at the time of its creation.



**What I ask is that the new zoning bylaw conform with the official plan and acknowledge that continuous year round occupancy is a permitted use subject only to adequate water and sewage services.** It must also be acknowledged that we have municipal water and our sewage systems are the same as every other citizen of this municipality not served by sewers.

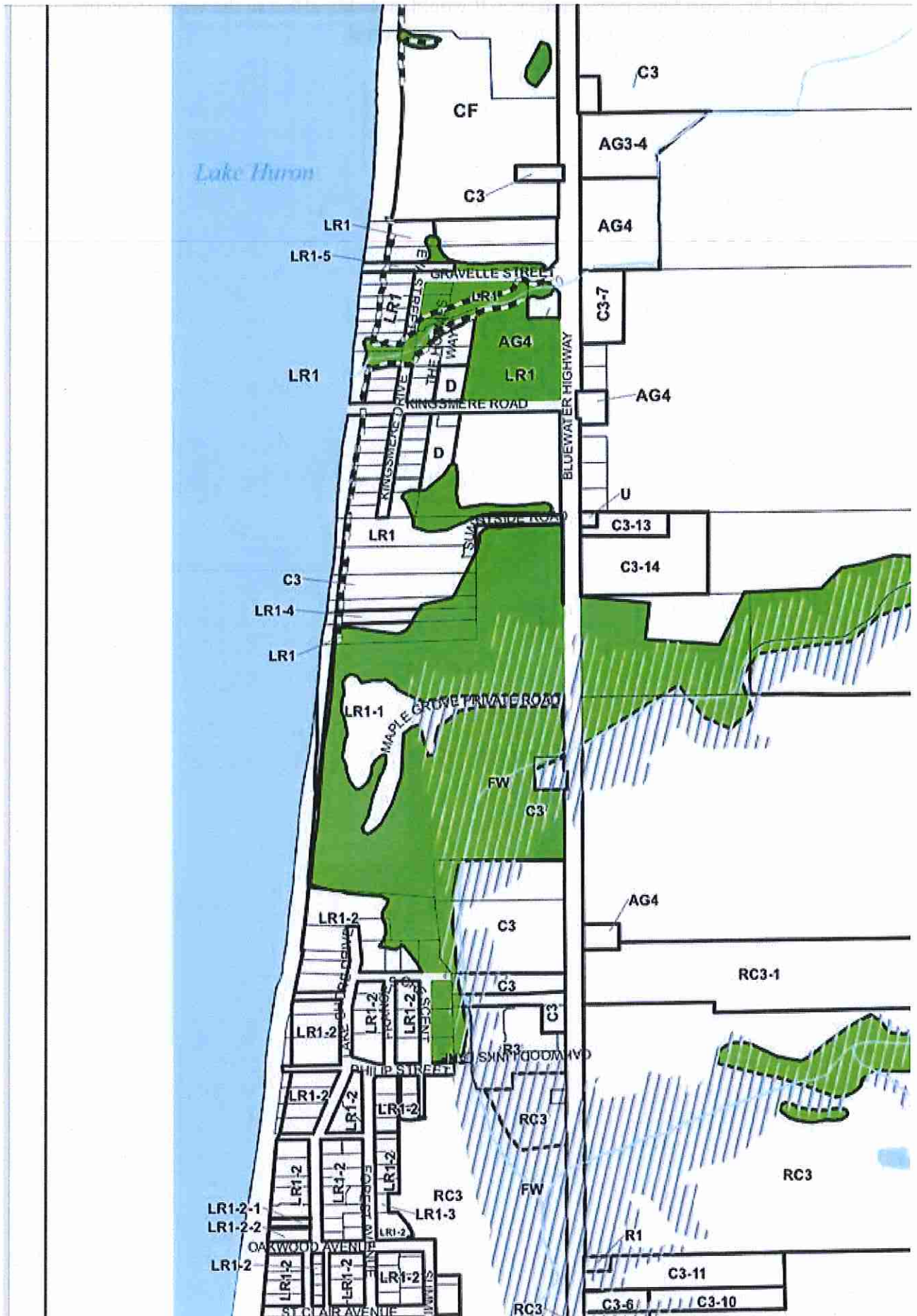
Two more matters which pertain to Kingsmere only. The existing zoning map shows our fields (now forests) as AG2. That is appropriate.



The new map shows the north field as LR1 and NE2. That makes no sense and we want that field returned to AG with or without the NE2. We have no plans ever to develop that land and the LR1 must have been a mistake. It would probably affect in the wrong way the assessment of the lands and their use as managed forest.

Done

# Maps\_SHu\_Zoning\_Bylaw\_DRAFT\_1May20



Lastly, we have asked over the years, evidently to little effect, that the lands zoned D for development be down zoned to AG1 to match the fields/forests. We have no intention of developing that land but rather to keep it in its present state.

I herewith submit these comments to Council and ask the members to deal with the items I have mentioned and to reply in due course.

John Buechler  
7 Kingsmere Drive  
South Huron



**Municipality of South Huron | County of Huron**

322 Main St. S.

Exeter, ON N0M 1S6

**RE: SOUTH HURON COMPREHENSIVE ZONING BY-LAW**

May 14, 2018

To whom this may concern,

The Exeter BIA would like to submit the following comments for consideration for the development of the new comprehensive Zoning By-Law for the Municipality of South Huron.

**General Comments:**

The BIA supports the following proposed changes in the commercial areas of Exeter, as was already included in the recommendations in the Thames Road Corridor Study:

- More mixed use in the South Bank district and Highway Commercial Zone
- Much greater flexibility for commercial uses - over 100 permitted uses vs. 40 in original ZBLs
- Research-based foundation for size difference between core commercial and highway commercial (if below 1000 square metres in floor area, should be located in core)

Additionally, at a recent board meeting, the following was discussed:

- At the 2018 Ontario Business Improvement Area Association (OBIAA) Conference, there was much discussion on how downtowns across North America are increasingly becoming mixed-use spaces with more residential development. Providing opportunities for people to live in the downtown increases the number of potential customers for small businesses and allows downtowns to look like thriving neighbourhoods' with people on the street, encouraging passersby to stop and spend money locally.
- Thus, the board thinks that the zoning by-law should allow the addition of 'residential use' to certain properties within the C4 commercial districts, specifically to address the old Canadian Tire and Dinney's properties that have sat vacant for years.
- The board feels very strongly that we cannot allow residential use to the ground-floor level on the properties between Anne and Victoria Streets, but South of Anne Street should be open for residential to encourage investment in those properties.
- The board also discussed that currently the properties above are overpriced and that could be part of the reason they haven't been sold and redeveloped. They wondered if the removal of the 'vacant unit rebate tax' would result in the current property owners selling those properties at a reduced price from their current over-priced ask and if they could be redeveloped under the currently permitted commercial use.
- Nonetheless, the board felt that being less restrictive in those areas would only help to attract investment to those properties in a quicker fashion.
- The board also discussed that South Huron needs to take a more proactive in marketing the opportunities available to potential investors; simply adding residential use will not necessarily result in investment.

Sincerely,

Rose Glavin

Chair, Exeter BIA