



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, November 19, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

Pursuant to the Planning Act, 1990, Section 39

4. Application for Renewal of Temporary Use Zoning By-law D14-16-2018

4.1 Application

1

4.2 V. Kloeze, Huron County Planner - Report D14-16-2018

15

Recommendation:

That South Huron Council receives the report from V. Kloeze, Huron County Planner re: D14-16-2018.

4.3 Written Comments Received

4.4 Comments-Council; Public in Attendance

5. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at _____ p.m. and reconvenes the Regular Council meeting.

For office use only

File # D14-116-18Received Oct 28, 20 18Considered Complete Oct 28, 20 18

MUNICIPALITY of South Huron **/ COUNTY OF HURON**

PLANNING APPLICATION FORM

1. PURPOSE OF THE APPLICATION

Please indicate appropriate APPLICATION TYPE

Application Type	2017 Fee effective Jan 1, 2017	2018 Fees effective Jan 1, 2018	2019 Fees effective Jan 1, 2019	2020 Fees effective Jan 1, 2020	2021 Fees effective Jan 1, 2021
Removal of Holding (H) Symbol - where combined with or following a related planning application, or when the H was imposed by the municipality	\$510 \$0	\$520 \$0	\$530 \$0	\$540 \$0	\$550 \$0
Draft Approval Extension Phasing Final Approval Changes following Draft Approval - to Plan - to Conditions	\$510 \$1,020 for phases over 2 \$510 \$510	\$520 \$1,040 for phases over 2 \$520 \$520	\$530 \$1,060 for phases over 2 \$530 \$530	\$540 \$1,081 for phases over 2 \$540 \$540	\$550 \$1,102 for phases over 2 \$551 \$551
By-law to Deem Lots not in a Plan of Subdivision, or the repeal of such By-law*, - where combined with any other planning application (*in all cases, applicants cover all legal costs & by-law prep)	\$408 \$204	\$416 \$208	\$424 \$212	\$432 \$216	\$440 \$220
Part Lot Control Exemption* - following a related planning application, (*applicants cover all legal costs & by-law prep)	\$2,040 \$1,020	\$2,080 \$1,040	\$2,122 \$1,060	\$2,164 \$1,082	\$2,208 \$1,104
Renewal of Temporary Use Zoning By-law	\$1,377	\$1,404	\$1,432	\$1,461	\$1,490
Natural Heritage Review by County Biologist (if development proposed within 120 m of a Natural Heritage feature) - Comments on planning application - Review of Terms of Reference and EIS	\$204 Variable	\$204 Variable	\$208 Variable	\$212 Variable	\$216 Variable
Agreements - site plan control, subdivision, condominium, development, lot grading & drainage. (Planning costs to be reimbursed like legal and engineering costs.)	Variable Cost recovery for legal, engineering & planning costs. Application fee determined by local municipality.				

Planning Application Form (Other)

2. APPLICANT INFORMATION

Name of Applicant [REDACTED]	Name of Owner <u>Trivitt Memorial</u> <input type="checkbox"/> Check if same as Applicant <u>% Deb Hodge</u>
Telephone Numbers: Home [REDACTED] Work [REDACTED] Fax _____ Email [REDACTED] Address <u>70518 Perr Line</u> <u>Clerdon ON N4M 1B1MO</u>	Telephone Numbers: Home <u>519-235-2565</u> Work _____ Fax _____ Email _____ Address <u>264 Main St PO Box 253</u> <u>Exeter ON N4M 1S6</u>

3. LOCATION OF THE SUBJECT LAND (Complete applicable lines and provide a sketch or diagram)

Municipality: <u>South Huron</u>	Property Roll #: <u>4010 080 023 01600 0000</u>
Ward: <u>Exeter</u>	Lot Number(s): <u>88 Pt 87</u>
Concession: _____	Lot(s) Block(s): _____
Registered Plan: <u>Plan 376</u>	Part Number(s): _____
Reference Plan: _____	Street Number: <u>249 Blair</u>
Name of Street/Road: <u>Andrew St</u>	
Municipal number (911) and address: _____	

4. DESCRIPTION OF SUBJECT LAND

Frontage: <u>15.3</u>	Depth: _____	Area: <u>768.9 sq m</u>
Existing Use(s) / Building(s) or Structure(s) <u>residential & 3 yr food bank & 2 parking space</u>		
Proposed Use(s) / Building(s) or Structure(s) <u>residential & food bank & 2 parking space</u>		
Type of access: (check appropriate space)		
<input type="checkbox"/> provincial highway	<input type="checkbox"/> county road	<input checked="" type="checkbox"/> municipal road, maintained all year
		<input type="checkbox"/> municipal road, seasonally maintained
Type of water supply proposed: (check appropriate space)		
<input checked="" type="checkbox"/> publicly owned and operated piped water system	<input type="checkbox"/> privately owned and operated communal well	
<input type="checkbox"/> privately owned and operated individual well	<input type="checkbox"/> dug	<input type="checkbox"/> drilled
Type of sewage disposal proposed: (check appropriate space)		
<input checked="" type="checkbox"/> publicly owned & operated sanitary sewage system	<input type="checkbox"/> privy	
<input type="checkbox"/> privately owned & operated individual septic tank	<input type="checkbox"/> privately owned & operated communal septic system	

Planning Application Form (Other)

5. OTHER RELATED PLANNING APPLICATIONS

Has the subject land ever been the subject of an application under the Planning Act?

Yes ☒

No ☐

Unknown ☐

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: D14-20/15

Decision: approval of 3yr food bank zoning

6. OTHER REQUIRED INFORMATION

Please list any supporting or attached documents: (e.g. deeming or part lot control exemption by-laws; a site plan).

supporting letter
authorization
bylaw #73 2015

Only complete section 7 if making application to extend draft plan approval for a plan of subdivision/condominium

7. NATURAL HERITAGE

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Stewardship Coordinator for comments on Natural Heritage matters.

Yes ☐ No ☒

8. DRAFT PLAN APPROVAL EXTENSION OF SUBDIVISION/CONDOMINIUM

The responsibility for fulfilling the conditions of draft approval rests solely with the applicant. The County of Huron has no responsibility to ensure the applicant fulfills the conditions of draft plan approval or obtains final approval.

a) What conditions are outstanding on the plan of subdivision/condominium? Please list and refer to the conditions by name and number. For example: condition #5 – Development Agreement

(This section is crossed out with a diagonal line.)

b) What factors/reasons are preventing you from fulfilling the conditions of draft approval of the plan of subdivision/condominium?

(This section is crossed out with a diagonal line.)

Planning Application Form (Other)

- c) Attach letters indicating whether the following agencies support the extension of the draft plan of subdivision/condominium. See Appendix 1 for a form letter to have these agencies complete.

☐ Municipality ☐ Conservation Authorities (if applicable) ☐ Huron County Health Unit (if applicable)

Office Use Only – Draft Plan Approval Extension

Date of original approval: _____

Approval authority when approved: _____

Has draft approval been extended previously: _____

If YES, date extension approved: _____

9a) OWNER'S AUTHORIZATION (If the Owner is NOT FILING THE APPLICATION)

(If Multiple Owners – an authorization letter from each owner is required)

If the PERSON filing the application as the Applicant is not the Owner, the registered Owner(s) must complete the following:

I (we) Deb Hodge on behalf of Trivitt Memorial Church being the registered owner(s) of the

Subject lands, hereby authorize Sylvia Hulshof to prepare this application for approval.

Signature: Deb Hodge

9b) APPLICANT'S DECLARATION

This Must be completed by the Person filing the Application for the proposed development site.

I, Sylvia Hulshof of the municipality of South Huron
(name of Applicant) (name of City, Town, Municipality, etc.)

In the Region/County/District of Huron solemnly declare that all of the

Statements contained in this application - temporary use
(description)

And all supporting documents and plans are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act".

Declared before me at:

Region/County/District of Huron in the Municipality of South Huron

This 29 day of October, 20 18
(Day) (Month) (Year)

(Applicant Signature)

Sylvia Hulshof
Please PRINT name of Applicant

Rebekah Msuya-Collison
Please PRINT name of Commissioner of Oaths

[Signature]
Commissioner of Oaths Signature

SWORN BEFORE ME at the Municipality of
South Huron, in the County of Huron and the
Province of Ontario,
this 29 day of October, 20 18

[Signature]
Rebekah Msuya-Collison, Clerk
Municipality of South Huron
A Commissioner etc.


Planning Application Form (Other)

9c) **APPLICANT'S CONSENT**

In accordance with the provisions of the Planning Act, it is the policy of County of Huron Planning & Development Dept. to provide public access to all development applications and supporting documentation.

In submitting this application and supporting documentation, I Sylvia Mulshof, the owner/the authorized applicant, hereby acknowledge the above noted policy and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the staff of the County and Municipality access the subject property without prior notice for purposes of evaluation of the subject application.

Signature  29 day of October, 2018
(Day) (Month) (Year)

Municipality & Agency Comment Form**Appendix 1: Draft Plan approval Extension for Plan of Subdivision /Condominium**

Note to applicant: It is the sole responsibility of applicant to obtain comments from the Municipality. Also obtain comments from the Conservation Authority and the Huron County Health Unit, if applicable. It is the applicant's responsibility to submit this form with their application from draft plan extension.

Section 1 – To be completed by the Applicant
☐ Plan of Subdivision

☐ Plan of Condominium

File # 40T _____

Owner

Name _____ Phone _____

Address _____ Fax _____

Postal Code _____

Agent

Name _____ Phone _____

Address _____ Fax _____

Postal Code _____

Section 2 – To be completed by the Municipality or Agency

☐ I _____ on behalf of the _____
(name) (organization)

recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file number

(file #)

☐ I _____ on behalf of the _____
(name) (organization)

do not recommend the County of Huron extend draft plan approval for plan of subdivision/condominium file
number _____ for the following reasons:
(file #)

Date Signature Municipality/Agency Name

Date _____ Signature _____ Municipality/Agency Name _____

To Whom It May Concern:

With respect to our rezoning extension application for 249 Andrew Street, we kindly ask you to take into consideration the fact that the Food Bank has co-existed with its neighbors very well for the past three years and has only received positive feedback.

In addition, please consider the following points as it relates to "8 parking spots" suggested requirement in the by-laws.

It is our opinion that 8 privately-owned spots is excessive and unnecessary because there is adequate parking at 249 Andrew (2 spots) plus available parking on Baldwin Street. This side street is, for the most part, used for access to Trivitt Memorial Church and rectory (located at 267 Andrew), as well as the property at 249 Andrew. The traffic flow on this street is very minimal because of the nature of this "part/short" street and location of the street to the proximity of Gidley Street.

For the most part the clients of the Food Bank don't drive and therefore walk to the Food Bank for their pre-arranged appointment. This is also why the central location is ideal for this service.

The hours of operation are Wednesday morning 9am-11:30am & Thursday evening 6pm - 8pm therefore a single parking spot would be utilized minimally over a 2-day period during any given week.

There are 2 privately owned spots available. It was felt one spot would be designated for the residential unit and one spot for the Food Bank, with any potential overflow using the road side parking (of which there is ample).

If there is a concern about large trucks making deliveries, we have one delivery from Huron County Distribution Centre every other week in a cube van. This takes 15-20 minutes max twice a month.

We also respectfully ask your consideration to the importance and positive impact the Food Bank has to this Community of South Huron by both supplying food and networking with 211, Huron County Health Unit, Ontario Works, United Way, and various other governmental services that apply to our clients. To truly demonstrate compassion & offer dignity to those individuals who find themselves requiring the use of this service it is important to appreciate this central but discreet location (i.e. 249 Andrew with access from Baldwin) as being ideal.

Please note the Food Bank is concerned with keeping the outer appearance of the building as a residence. We value our neighbors and the efforts they make to keep this area pleasant for all of us and will continue to endeavor to be a positive addition to that atmosphere.

As a final point, the Food Bank does not operate with a lineup of people at the door when it is about to open for its clients. It operates quietly and encourages privacy for those clients who find themselves in need.

Thank you for your consideration and continued support.

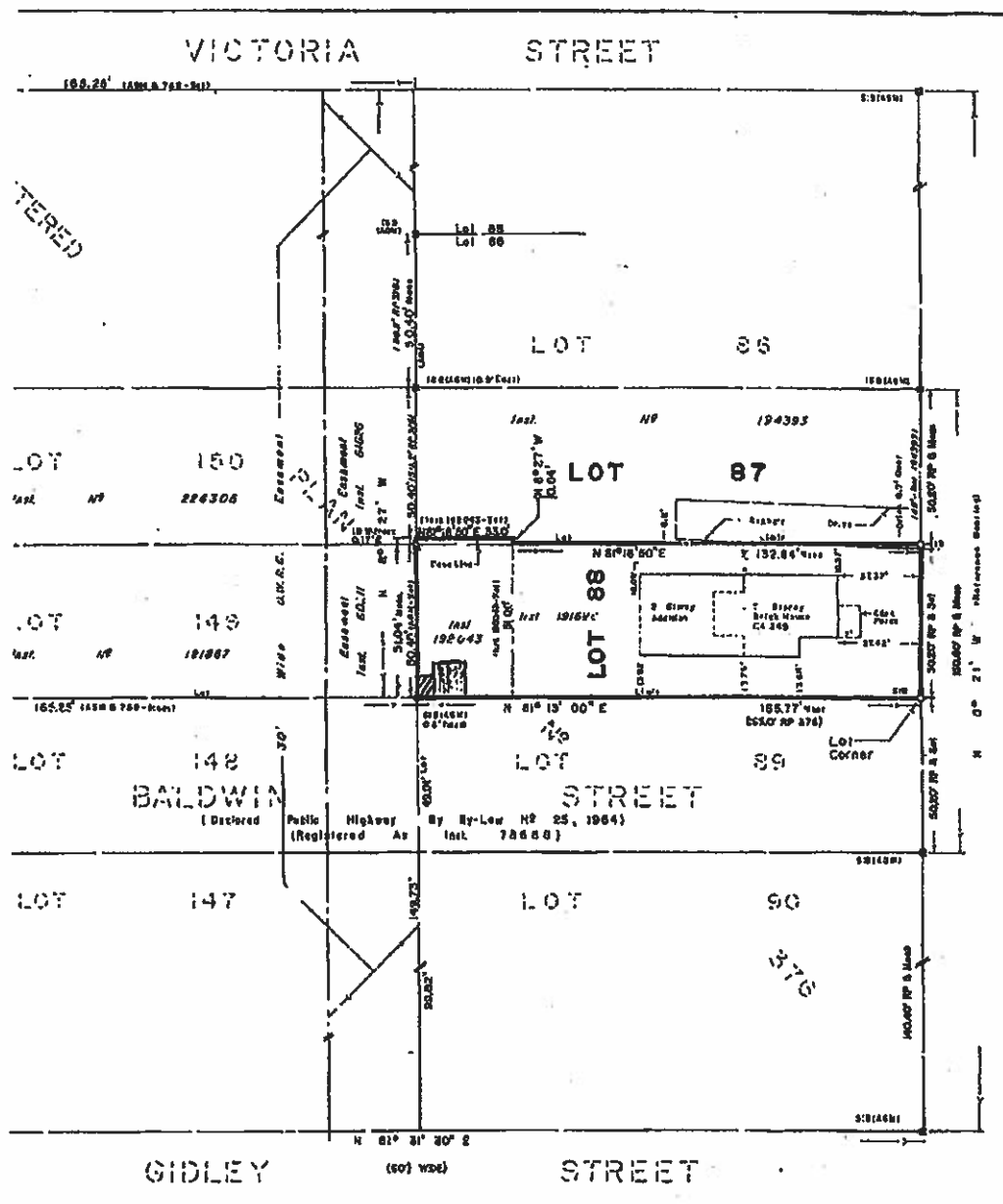
Regards,

Trivitt Memorial Church



Exeter Community Food Bank







264 Main Street, P.O. Box 253
Exeter, Ontario N0M 1S6
519-235-2565

September 26, 2018

Authorization of Signing Officer

To Whom It May Concern,

This letter is to confirm that Deb Hodge is authorized to sign any necessary forms related to the rezoning extension application, on behalf of Trivitt Memorial Church, Exeter, Ontario.


If you require additional information, please feel free to call the church at 519-235-2565 or Reverend Jim Innes at 519-280-7795.

We trust this letter will meet your needs.

Regards,



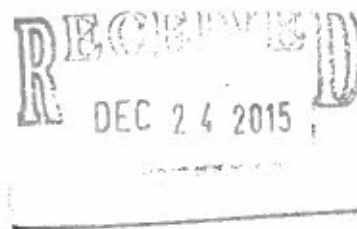
Reverend Jim Innes,
Trivitt Memorial Church
Rector



Marion Astle
People's Warden

/dh

RECEIVED
Sept 27, 18



THE CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

BY-LAW # 73 - 2015

To amend By-Law #30-78, Zoning By-law for the former Town of Exeter, for lands known as Plan 376, Lot 88, PT Lot 87, Exeter Ward, Municipality of South Huron to permit the temporary use of a Food Bank:

WHEREAS Section 39 of the Planning Act, RSO 1990 authorizes a municipality to pass a by-law under Section 34 of the Planning Act, RSO 1990, for the purpose of authorizing the temporary use of lands, buildings, or structures for a purpose otherwise prohibited by the by-law;

AND WHEREAS Council of The Corporation of the Municipality of South Huron considers it appropriate to pass a temporary use by-law as a temporary amendment to Zoning By-law 30-1978 of the Town of Exeter, in the Municipality of South Huron.

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of South Huron ENACTS as follows:

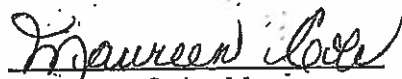
1. THAT this temporary use shall apply to the lands legally described as Plan 376, Lot 88, Pt Lot 87, Town of Exeter (249 Andrew Street) as identified on the attached Schedule B.
2. The temporary use permitted by this by-law is as follows:
Notwithstanding any provisions of Section 4.2 of this By-law to the contrary, a Food Bank with two (2) existing off-street parking spaces shall be permitted as an accessory use on the property described as Plan 376, Lot 88, Pt Lot 87, Town of Exeter, Municipality of South Huron (249 Andrew Street) for a period of three (3) years from the day of passing of this By-law. All other applicable provisions of By-law 30-1978 shall apply.
3. The temporary use authorized by this by-law shall be in effect for a period of up to three (3) years from the day of the passing of this by-law.
4. Council of the Corporation of the Municipality of South Huron may by by-law grant further periods of not more than three years each, during which the temporary use set out in paragraph 2 of this by-law is authorized.
5. Key Map 5 shall be amended to indicate that there is a temporary use By-law in effect on the property described in paragraph 1. Upon expiry of the temporary use By-law, Key Map 28 shall be amended to note the expiry of the temporary use By-law.
6. Upon the expiry of the time period, during which the authorization of the temporary use described in paragraph #2 is in effect, Section 34(9)(a) of the Planning Act, RSO 1990,

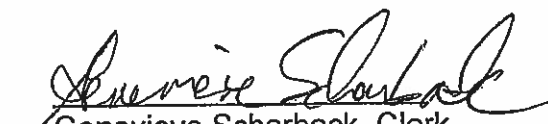
does not apply so as to permit the continued use of the land, buildings or structures for the temporary use.

7. All other provisions of By-law 30-1978 remain in effect.
8. THAT this By-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990.

Read a first and second time this 14th day of December, 2015.

Read a third time and finally passed this 14th day of December, 2015.


Maureen Cole, Mayor


Genevieve Scharback, Clerk

SCHEDULE "A" TO BY-LAW 73- 2015**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

By-Law 73- 2015 has the following purpose and effect:

The purpose of this By-law is to permit a Food Bank with two (2) existing off-street parking spaces as a temporary use on the lands municipally known as 249 Andrew Street.

The property is zoned Residential Low Density (R1) in the town of Exeter Zoning By-law and designated Historic Core in the South Huron Official Plan.

The temporary by-law would allow a Food Bank to operate for a period of up to three (3) years after which the owner may apply to extend the temporary use for a further 3 years. Council may choose to extend or terminate permission of the temporary use.

For the purposes of this temporary use by-law a Food Bank is defined as a place where stocks of food, typically basic provisions and non-perishable items, are supplied free of charge to people in need.

This By-law amends zoning by-law #30-1978, of the Town of Exeter. Maps showing the general location of the lands to which this zoning by-law amendment applies are shown on the following pages.

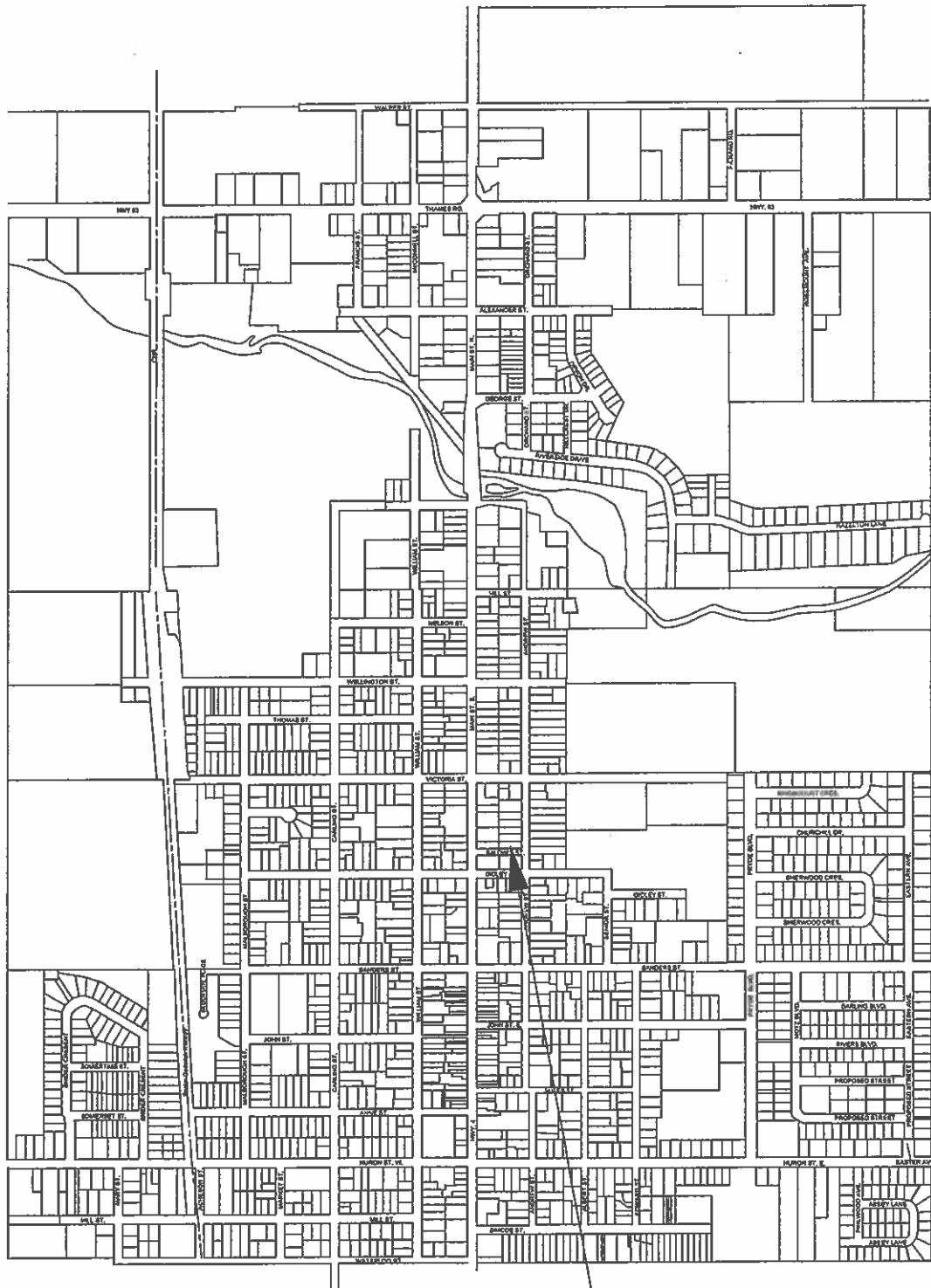
SCHEDULE "B" TO BY-LAW # 73- 2015

CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

MUNICIPALITY OF SOUTH HURON

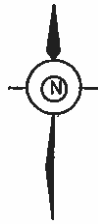
WARD 2 (FORMER TOWN OF EXETER)

LOCATION MAP



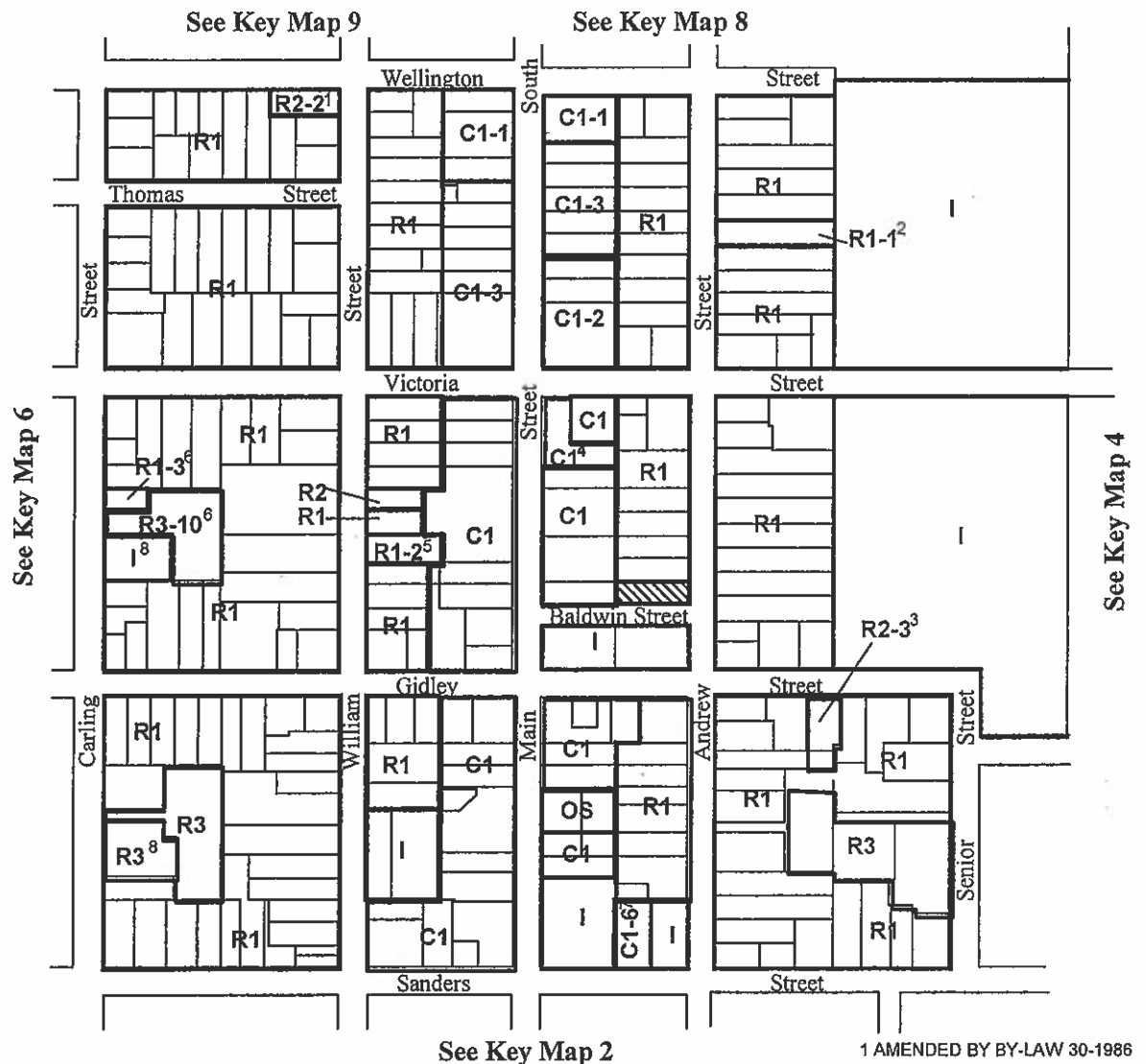
Property to which this temporary use zoning by-law amendment applies

**Schedule "C" – Showing the Area Subject to the Amendment
CORPORATION OF THE MUNICIPALITY OF SOUTH HURON
By-law 73-2015**



SCHEDULE 'A'
KEY MAP 5
TOWN OF EXETER

0 100 200 400
FEET



Property to which this temporary use zoning by-law amendment applies

- 1 AMENDED BY BY-LAW 30-1986
- 2 AMENDED BY BY-LAW 24-1987
- 3 AMENDED BY BY-LAW 15-1988
- 4 AMENDED BY BY-LAW 64-1988
- 5 AMENDED BY BY-LAW 25-1989
- 6 AMENDED BY BY-LAW 08-1990
- 7 AMENDED BY BY-LAW 04-1996
- 8 AMENDED BY BY-LAW 100-2010



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

Temporary Use By-law Renewal Report to Municipality of South Huron Council

Re: Temporary Use By-law Amendment Application (#Z16-18)
 Bylaw #73-2015 Temporary Use By-law Extension

Location: Plan 376 Lot 88 PT Lot 87 (249 Andrew Street), Exeter
 Applicant: Sylvia Hulshof
 Owner: Trivitt Memorial c/o Deb Hodge

This report is submitted to South Huron Council for the Public Meeting on November 19, 2018

RECOMMENDATION

It is recommended that this application for a renewal of a temporary use by-law (#Z16-18) **be approved** subject to the following:

1. Council extend the temporary use by-law on the subject lands to allow the operation of a Food Bank as an accessory use in part of a residential building in the R1 zone for an additional three (3) years.
2. Council recognize under the three (3) year temporary by-law the existing two (2) off-street parking spaces for residential and Food Bank patron use.
3. That for the purposes of this temporary use by-law a Food Bank means a building or part of a building where stocks of food, typically basic provisions and non-perishable items, are received and are subsequently handed out, free of charge to people in need.

PURPOSE AND EFFECT

This By-law amendment affects the property municipally known as 249 Andrew Street. The legal description of the subject lands is Plan 376 Lot 88 PT Lot 87, Exeter, Municipality of South Huron.

The subject lands are currently zoned Residential Low Density (R1) in the Town of Exeter Zoning By-law. The subject lands are designated Residential in the South Huron Official Plan. The entire property is approximately 768.9 square metres (0.19 acres) in size. There is an existing two storey residence on the property with an accessory shed in the rear of the subject lands.

In 2015, an application was made to permit a Food Bank in the rear portion of the residence, as a Food Bank was not a permitted use in the Low Density Residential zone of the Town of Exeter Zoning By-law. By-law #73-2015, a Temporary Use By-law, was approved by South Huron Council to permit the use of a Food Bank on the subject property for a period of three (3) years before it expired. This by-law will expire on December 14, 2018.

The applicant has submitted this application to renew a Temporary Use By-law to request that the existing Temporary Use By-law be extended for another three (3) year period to continue permitting the Food Bank as an accessory use and recognizing the existing parking spaces.

COMMENTS

Background

The subject lands have existed as a residential dwelling; the previous owner operated a sign business as a home occupation which is a permitted use in the Low Density Residential Zone. Since November 2015 the Town of Exeter Food Bank has been located in this location and is also being used as a residential dwelling. In 2015, South Huron Council approved a Temporary Use By-law to permit the use of the existing dwelling as a Food Bank. Per the Town of Exeter Zoning By-law the use of the structure for residential purposes is permitted. The Food Bank is not a permitted use in a Residential zone and is in contravention to the Town of Exeter Zoning By-law. This application has been submitted to request an extension to the Temporary Use By-law which permits a Food Bank as an accessory use on the subject lands.

Figure 1: Aerial Photo of Subject Property (outlined in red)



Figure 2: Front of Existing Structure



Figure 3: Side of Existing Structure. Food Bank entry on side of building



Figure 4: Rear of Existing Structure. Location of two (2) existing parking spaces



PLANNING REVIEW

South Huron Official Plan

The subject property is designated as Historic Core in the South Huron Official Plan. This designation recognizes a diverse district with focus of retail commercial activities, and offers a variety of opportunities for residential intensification. Some of the goals of the Historic Core are:

- To promote investment in commercial, community facilities, cultural, entertainment and residential uses;
- Facilitate residential intensification;
- Ensure new development is compatible with existing development within the Historic Core District and with adjacent residential neighbourhoods.

Uses permitted in the Historic Core include: commercial uses such as financial institutions, offices, retail stores and restaurants; social and administrative facilities, residential uses, parks and urban squares, and public uses including public and private utilities. The Historic Core is also recognized for a significant supply of residential housing including well established residential neighbourhoods oriented to William and Andrew Street.

The current uses of a Food Bank and residential dwelling conforms to the intended goal of the South Huron Official Plan for a mixture of residential and commercial activities in the proximity to the core area residential dwelling and continued residential use of this property is consistent with South Huron Policy for the Historic Core Area. The proposed Food Bank falls into the wide provision of activities with a commercial, community facility and services category.

Municipality of Exeter and South Huron Zoning By-laws

The subject land is currently zoned Residential Low Density (R1) in the Exeter Zoning By-law. Uses permitted in the R1 Zone include a single detached dwelling, home occupation, converted dwelling, and buildings and structures accessory to the permitted uses. A Food Bank is not a listed permitted use or accessory use in an R1 zone, therefore this application will extend the current permitted accessory use for a temporary period.

Applicant Requests

This application for a renewal of a Temporary Use By-law has been submitted to request that the previously granted Temporary Use By-law to permit a Food Bank as an accessory use for this site is extended for another three (3) year period. The applicant has also requested that the existing two (2) parking spaces continue to be recognized as satisfactory for the operation of the site. The residential use of the existing dwelling is intended to continue.

Planning Recommendation

Several criteria of the site functions were considered at the time of the initial application for a zoning amendment, including: traffic and access on Baldwin and Andrew Street; off-street parking; loading and drop off; logistics of a business in a residential area; and the site design and site plan.

During the three years of operation since the Temporary Use By-law was passed in 2015, the site has functioned as follows:

The existing dwelling fronts onto Andrews Street, a low traffic residential street. Baldwin Street, a wider boulevard, is used for additional street parking or access, including the scheduled truck deliveries for the Food Bank. There are two existing parking spaces available on the subject property; the applicant has requested that the two spaces continue to be considered sufficient to their needs and that no additional spaces are required. The majority of the surrounding area remains residential. Since the Temporary Use By-law came into force, to our knowledge there have been no complaints received about the operation of the Food Bank or the nature of its truck deliveries, vehicular traffic, site design or impact on the neighboring properties.

The continuation of the Food Bank as an accessory use that is temporary in nature allows for a longer period of operation and continued assessment of potential parking, street vehicular traffic, pedestrian traffic, truck deliveries, and related site plan requirements of a non-residential use in a residential neighbourhood. An extension of the Temporary Use By-law also provides further time for the operators of the Food Bank to assess their selected site as accessible and ideal for their location and if their day-to-day operations are best to remain there or have outgrown the current space.

The proposal is consistent with the Provincial Policy Statement (2014) and conforms to the Huron County and South Huron Official Plans.

In light of the above, and through evaluation of the requests made in the application, the extension of the existing Temporary Use By-law for a Food Bank is recommended with the following provisions:

1. To permit a an extension of a further three (3) year temporary use by-law to allow the operation of a Food Bank as an accessory use in part of a residential building in the R1 zone.
2. To recognize, during the new three (3) year time frame, the existing two (2) off-street parking spaces for residential and Food Bank patron use.
3. That a Food Bank means a building or part of a building where stocks of food, typically basic provisions and non-perishable items, are received and are subsequently handed out, free of charge to people in need.

For the above reasons it is recommended Council grant a Food Bank as an accessory use for a period of a further three (3) years at 249 Andrew Street. Council may reassess upon expiry the continued merits of a Food Bank in a Residential zone, what site considerations

have been deemed necessary to alter and if it is compatible and in an appropriate sized facility as a permanent permitted special provision.

Due to the fact that the recently approved South Huron Zoning By-law is under appeal, it is recommended that Temporary Use By-laws affecting both the former Exeter By-law and the new South Huron By-law be passed.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. South Huron staff and commenting agencies were circulated with information on this application. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

SUMMARY

For the reasons outlined above it is recommended that an extension of the three (3) year Temporary Use By-law be granted for the provision of a Food Bank as an accessory use for a further three (3) years.

Victor Kloeze will attend the public meeting to answer questions from Council and the public on this renewal of a Temporary Use By-law.

It is recommended that Zoning By-law amendment Z16-18 **be approved** based on the planning recommendations made in this report.

Original signed by

9 November 2018

Laura Simpson
Planner

Date

Original signed by

9 November 2018

Victor Kloeze
Planner, MCIP RPP

Date