



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, May 15, 2017, 6:10 p.m.
Council Chambers - Olde Town Hall

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 g.scharback@southhuron.ca to discuss how best we can meet your needs.

Pages

1. Call to Order
2. Disclosure of Pecuniary Interest
3. Purpose of Public Meeting
Pursuant to the Planning Act, 1990, Section 34
4. Zoning By-Law Amendment - MacLean
 - 4.1 Zoning Amendment Application - MacLean 1
 - 4.2 Planner S. Smith - Report Re: Zoning By-Law Amendment - D14-03/17 - MacLean 12

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-03/17 - MacLean.

 - 4.3 Written Comments Received
 - 4.4 Comments-Council; Public in Attendance
5. Zoning By-Law Amendment - Volochkov
 - 5.1 Planner S. Smith - Report Re: Zoning By-Law Amendment - D14-04/17 - Volochkov/South Huron 17

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-04/17 - Volochkov.

5.2 Written Comments Received

5.3 Comments - Council; Public in Attendance

6. Close Public Meeting

Recommendation:

That South Huron Council now closes this Public Meeting at 6:33 p.m. and reconvenes the Regular Council meeting.

For office use only

File # 014-0317Submitted Apr 5, 20 17Date Application considered complete Apr 20, 20 17MUNICIPALITY OF South Huron (Exeter)

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT**1. TYPE OF AMENDMENT?**_____ Official Plan [] Zoning By-law No. 30-1978 [☒] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: Exeter Zoning By-law**2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?**

To permit a Financial Institution
with in the C-5 Zone
See attached Justification Report
Letter.

B. GENERAL INFORMATION**3. APPLICANT INFORMATION**a) Registered Owner's Name(s): Libro Credit Union c/o Fred BlaakAddress: 217 York St., London, ON N6A 5P9Phone: Home () Work (519) 672-0130 Fax ()Email: fred.blaak@libro.ca ^{x 4330} Cell ()b) Applicant (Agent) Name(s): James A. Brown of Gregory M. Ward, ArchitectAddress: Unit 3, 180 Northfield Dr. W., Waterloo, ON N2L0C7Phone: Home () Work (519) 883 6754 Fax ()Email: jabrown@golden.net Cell (519) 569-1621

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [] Agent [☒] Other [] _____

For office use only	File # _____
	Submitted _____, 20____
Date Application considered complete _____	20____

MUNICIPALITY OF _____
Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. _____ [] Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: _____

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Gerald & Alice MacLean

Address: 12 Shadow Lane Exeter ON N0M1S1

Phone: Home 519 235 1286 Work () Fax ()

Email: gary@macleansexeter.ca Cell ()

b) Applicant (Agent) Name(s): _____

Address: _____

Phone: Home () Work () Fax ()

Email: _____ Cell ()

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

d) Send Correspondence To? Owner [] Agent [] Other [] _____

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) [☒] the "entire" property or
 b) [☐] just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:

Municipal Ward: South Huron (Town of Exeter)911 Address and Road Name: 83 Main Street North

Roll Number (if available): _____

Concession: _____ Lot: 804-807 Registered Plan No.: 376Area: 3366.4 ^{m²} ~~hectares~~ Depth: 53.998 metres Frontage (Width): 62.88 metres6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☐ Unknown ☒

If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official.

If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:

Area: _____ hectares Depth: _____ metres Frontage (Width): _____ metres

8. WHAT IS THE CURRENT PLANNING STATUS?

Official Plan Designation: Highway CommercialZoning: C-5

9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:

Highway Commercial**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

10. WHAT IS THE "EXISTING" USE OF THE LAND?

ResidentialHow long have the existing uses continued on the subject land: 50+ years

11. WHAT IS THE "PROPOSED" USE OF THE LAND?

Credit Union (F.I.)

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes [☒]No [☐]

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>2 houses</u>	<u>1 credit union</u>
b) Main Building Height	<u>1 & 2 storey</u> (m)	<u>9.2</u> (m)
c) % Lot Coverage	<u>± 10%</u>	<u>± 9%</u>
d) # of Parking Spaces	<u>3-4</u>	<u>29</u>
e) # of Loading Spaces	<u>—</u>	<u>—</u>
f) Number of Floors	<u>1 and 2</u>	<u>1</u>
g) Total Floor Area	<u>386.5</u> (sq. m)	<u>385</u> (sq. m)
h) Ground Floor Area (exclude basement)	<u>259.8</u>	<u>385</u>
i) Building Dimensions	<u>see survey</u>	<u>—</u>
j) Date of Construction	<u>+ 50 years old</u>	<u>2017</u>
k) Setback from Buildings to:		
	Front of Lot Line	<u>7m</u>
	Rear of Lot Line	<u>6m</u>
	Side of Lot Line	<u>4m</u>

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
b) Proposed	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]	[<input checked="" type="checkbox"/>]	[<input type="checkbox"/>]	[<input type="checkbox"/>]
c) If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:						
	[<input type="checkbox"/>]	a servicing options report; and				
	[<input type="checkbox"/>]	a hydrogeological report.				

13. Will storm drainage be provided by:

Sewers	[<input type="checkbox"/>]
Ditches	[<input type="checkbox"/>]
Swales	[<input type="checkbox"/>]
Other	[<input checked="" type="checkbox"/>] Specify <u>SWM</u>

Is storm drainage present or will it be constructed new

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- ☒ provincial highway
- ☐ county roads
- ☒ municipal roads, maintained all year
- ☐ municipal road, seasonally maintained
- ☐ right of way
- ☐ water access

X E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

*(New Official Plan Pending)***15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?**

Add a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a Land Use designation in the Official Plan	Yes []	No []	Unknown []
Change a policy in the Official Plan	Yes []	No []	Unknown []
Replace a policy in the Official Plan	Yes []	No []	Unknown []
Delete a policy in the Official Plan	Yes []	No []	Unknown []
Add a policy in the Official Plan	Yes []	No []	Unknown []

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed _____
- b) Text of the proposed new policy attached on a separate page? Yes [] No []
- c) New designation name: _____
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.

19. Does the requested amendment remove the subject land from any area of employment?

Yes [] No []

If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.

20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.

Yes [] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed
- b) Text of the proposed new provision attached on a separate page? Yes [☐] No [☐]
- c) New zone name: C - #
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No [☐]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Retail Financial Institution in C-5 Zone.- date the current owner acquired the subject land Feb. 2017 (Conditional)**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes [☐] No [☒]**25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?**Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes [☐] No [☐] Unknown [☒]

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes []	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes []	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes []	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes []	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes []	No [<input checked="" type="checkbox"/>]

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION**32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:**

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

- Justification Report Letter

- Key Plans

- Land Survey avail. upon request

J. PUBLIC CONSULTATION STRATEGY**33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:**

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

- Neighbourhood Public Meeting

- Open to other communication options

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

GERALD DANCE

I (we) MACLEAN of the County of Huron County/Regionof South Huron do hereby authorize LIBAO to act as my agent in the application.x Gerald MacLean, AMacLean
Signature of Owner(s)April 12/17
Date**L. APPLICANT'S DECLARATION**(This must be completed by the Person Filing the Application for the proposed development site.)I, _____ of the _____
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District _____ solemnly declare that all of the statements contained in this application and supporting documentation 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:

Region/County/District _____

In the Municipality of _____

SignatureThis _____ day of _____, _____
(Day) (Month) (Year)_____
Please Print name of Applicant_____
Commissioner of Oaths

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER;

(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed).

I (we) Libro C.U. of the City of London of _____ County/Region

of _____ do hereby authorize Fred Blaak to act as my agent in the application.

Signature of Owner(s)

Fred Blaak

Executive Vice President
Risk & Corporate Services

Date

April 3, 2017

L. APPLICANT'S DECLARATION

(This must be completed by the Person Filing the Application for the proposed development site.)

I, James A. Brown of the City of Waterloo
(Name of Applicant) (Name of Town, Township, etc.)

In the Region/County/District Waterloo solemnly declare that all of the statements contained in this application and supporting documentation 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."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District

Waterloo

In the Municipality of

Waterloo

This 3 day of April, 2017
(Day) (Month) (Year)

Signature

James A. Brown

Please Print name of Applicant

James A. Brown

Commissioner of Oaths

Eddy Lawrence Boers, a Commissioner, etc.,
Province of Ontario, for Libro Credit Union Limited.
Expires October 11, 2019.

M. OWNER/APPLICANT'S CONSENT DECLARATION

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

In submitting this development application and supporting documentation, I James A. Brown 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 County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

James A. Brown
Signature

Apr. 3, 2017
Date

APPLICATION AND FEE OF \$ 1836 + 204 RECEIVED BY THE MUNICIPALITY

Signature of Commissioner

Date



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

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-03/17)
Zoning By-law Amendment from Highway Commercial (C5) to Highway Commercial
Special Provisions (C5-13)

Location: Plan 376 Lots 804 & 805 and Plan 376 Lots 806 & 807 (83 and 91 Main Street
North, Exeter)

Applicant: Libro Credit Union c/o James Brown

Owner: Gerald and Alice MacLean

This report is submitted to South Huron Council for the Public Meeting on May 15, 2017

RECOMMENDATION

It is recommended this rezoning application **be approved**.

PURPOSE AND EFFECT

This rezoning application affects the properties known municipally as 83 and 91 Main Street North, Exeter. The legal description of the subject lands is Plan 376 Lots 804 & 805 and Plan 376 Lots 806 & 807, Exeter Ward, Municipality of South Huron. The property is currently zoned C5 (Highway Commercial) in the Town of Exeter Zoning By-law and permits a range of highway commercial uses intended to service the travelling public.

The purpose of this rezoning application is to change the zoning from C5 (Highway Commercial) to C5-13 (Highway Commercial Special Provisions). The intended use of the subject lands is for a financial institution.

This by-law amends Zoning By-law #30-1978 of the former Town of Exeter. The effect of this application if approved would permit a financial institution as an additional permitted use on the subject lands.

Figures of the subject lands are on the following pages.

Figure 1: Aerial Photo of Subject Property.



Figures 2 and 3: View of subject lands and existing buildings. 81 Main Street in left photo, 91 Main Street in right photo.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development, and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. The subject lands are within the Town of Exeter, which is a designated Settlement Area in the South Huron Official Plan. The lands are located in an existing commercial area of Exeter and commercial uses dominate in this area.

South Huron Official Plan

The subject lands are designated Highway Commercial in the South Huron Official Plan. Highway Commercial areas in Exeter are noted as lands preserved primarily for highway commercial uses, and other uses including neighbourhood convenience stores, and large format retail establishments subject to specific Official Plan Policies. The Official Plan does speak further to uses that are discouraged in the Highway Commercial designation which include offices, general retail uses, as well as specific reference to financial institutions, and the intention that these should rather be located in the Historic Core area of the Town of Exeter (Victoria Street south to Waterloo Street). The Official Plan includes policies for large format retail stores which could be located in the Highway Commercial area based on market study and evidence that the use does not undermine the core, or no other locations are available. Overall, the Plan encourages prime retail and services such as financial institutions to be located in the downtown core of Exeter.

To provide case for the proposal, the applicant did include a justification letter with the application and identified a number of properties currently available for sale in the Historic Core and South Bank District where financial institutions are encouraged in the Official Plan. The client noted that available properties do not provide retail space required for the business, and also note interest in staying in the same neighbourhood, available parking, and compatibility of a business use in this area as reasons they feel the proposed use is suitable.

In review of the site and surrounding area, this area of Exeter is designated for Highway Commercial uses. There are a number of larger scale business in this area including restaurants, gas stations and large retail stores that are encouraged in this area, but also a range of office (lawyer and account) and small scale commercial uses. Further, the applicant (Libro Credit Union) currently operates a financial institution in this block of Exeter, and it is understood the intention is to mirror the existing use, and relocate the business to a new larger property and building (following a concurrent deeming application to merge the two properties as one buildable lot) to expand their business and operation in the Town of Exeter.

In review of changing and emerging business trends it is understood some large scale businesses and office uses require larger areas of land to meet market demand and client services than what the downtown core can provide. Further, although the Highway

Commercial designation currently discourages office and financial institutions in this area, there are uses of this nature existing in this area which offer commercial services to the public. There appears to be compatibility between these uses and other large scale retail uses in the area which have existed for some time. Allowing a use on a site specific basis that has historically existed in this area to relocate should not cause detrimental impact on an area that it currently exists in. The relocation may also allow for further development and growth of an existing parcel of land, or introduction of a new business into town. In light of the emerging and changing trends in building and commercial needs in the Town, Official Plan policies for this area could be examined further in staff review. For these reasons it is recommended a financial institution be added as a permitted use on the subject lands on a site specific basis.

Under the South Huron Official Plan, Highway Commercial uses are noted as subject to Site Plan Control. Any proposed works on this site will be subject to municipal review for aspects including parking, accessibility, fire route, servicing and stormwater, landscaping, buffering lighting, grading and drainage etc. The Official Plan also dictates requirements in the Highway Commercial designation in regards to built form, height, massing, building orientation and building design.

Town of Exeter Zoning By-law (#30-1978)

The subject lands are zoned C5 (Highway Commercial) in the Town of Exeter Zoning By-law. A residential dwelling exists on each of the subject parcels, but it is understood the intention is to redevelop this site for a new financial institution. As the subject lands are zoned C5 the intention in this area is for large scale commercial development to serve the travelling public, as well as complement and enhance the economy in the Town of Exeter. Understanding the existing makeup of this area of Exeter, as well as emerging trends in business, a zone change to C5-13 is recommended on a site specific basis to permit a financial institution as an additional permitted use on the subject lands.

As noted previously, C5 zones are subject to Site Plan Control and a full review will be required for development and works proposed on this site.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting. I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment requests the provision of a financial institution on a site specific bases for two Highway Commercial properties in the Town of Exeter. The lands are located in a Highway Commercial zone which permits a range of commercial, and service uses. The relocation of an existing business through added zone provisions is

viewed as compatible in this area given the historic context and like uses.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner



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

Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-04/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Commercial Special Provisions (VC1-5)

Location: Plan 221 Lot 11 Lot 12 (145 Centre Street, Dashwood)

Applicant: Municipality of South Huron

Owner: Sandra Volochkov

This report is submitted to South Huron Council for the Public Meeting on May 15, 2017

RECOMMENDATION

This rezoning application (#D14-04/17) is consistent with the Provincial Policy Statement and South Huron Official Plan, and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This rezoning application affects the property known municipally as 145 Centre Street Dashwood. The legal description of the subject lands is Plan 221, Lot 11 and Lot 12, Stephen Ward, Municipality of South Huron. The property is currently zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law and permits a range of commercial uses.

The purpose of this rezoning application is to change the zoning from VC1 (Village Commercial) to VC1-5 (Village Commercial Special Provisions). The intended use of the subject lands is for low density residential uses, specifically a single residential dwelling.

This by-law amends Zoning By-law #12-1984 of the former Township of Stephen. The effect of this application if approved would permit the use of the site for low density residential purposes, and specifically a single residential dwelling.

Figures of the subject lands are on the following pages.

Figure 1: Aerial Photo of Subject Property.



Figures 2 and 3: View of subject lands and existing building.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. Further, Settlement Areas shall be the focus of growth and development, and a range of uses and opportunities for intensification are encouraged, as well as ensuring that their viability and regeneration shall be protected. The subject lands are located in a designated Settlement Area in the South Huron Official Plan and are located in an existing neighbourhood which is predominantly residential.

South Huron Official Plan

The subject property is located within the Daswood Settlement Boundary and is designated Urban in the South Huron Official Plan. Dashwood is identified as a Secondary Settlement Area, being a village along Highway 83 bordering the Municipality of Bluewater. The Official Plan notes that the majority of Dashwood's industry and main commercial stores occur on the Bluewater side and that the majority of Dashwood in Stephen Township is residential.

Lands in Daswood are designated Urban to allow for maximum flexibility in planning and development. Opportunities are encouraged for new residential development, redevelopment, and re-use of existing buildings and services to ensure an efficient concentration of growth, while also providing a broad mix of housing choices of varied type, cost, and affordable units. The proposed residential use is consistent with Official Plan Policy for the area of Dashwood, and implements a residential use that is promoted in this area.

Township of Stephen Zoning By-law (#12-1984)

The subject lands are zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law. A building exists on the subject lands which has been previously used for a medical clinic and a professional office. The intended use of the subject lands is for residential purposes which is compatible with surrounding residential uses that predominate in this area. Further the Official Plan dictates that changes in land use will be done through an amendment to the Zoning By-law where appropriate; the proposed use would be appropriate for the lands in question and a residential use on this property would complement and be compatible with existing residential uses in this area.

For background purposes, the subject lands were historically zoned for residential purposes so an added use for residential would be in keeping with the area and historic use on this property. In 2012 a zone change was approved for the subject lands which rezoned the lands for commercial uses to permit an office for a local transportation company. As part of the 2012 rezoning application a provision was added to prohibit the

parking of transport trucks on the property to ensure compatibility with neighbouring residential uses. In moving forward with proposed residential uses on this site, it is recommended that same be maintained in the proposed VC1-5 zone should a commercial use ever be reinstated on this property.

For purposes of the accompanying Zoning By-law amendment, it is recommended that the VC1-5 zone include provisions to allow for low density residential uses and accessory buildings and structures per the provisions of the VR1 (Village Residential Low Density) Zone. A provision has also been added for no commercial truck parking.

As the subject lands are designated Urban in the South Huron Official Plan, a range of uses are encouraged for this area. Adding a special provision to permit residential uses on the subject lands would allow a use that is compatible with the surrounding area and would reflect a common use existing in this area of Daswwood.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. The proposed zone provisions address the addition of a low density use in the Township of Stephen Zoning By-law. The proposed Zoning By-law amendment for intended residential uses will also allow a use that predominates in the area.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner