



Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, June 5, 2017, 6:00 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 - DeWeerd
 - 4.1 Zoning Amendment Application - DeWeerd 1
 - 4.2 Planner S. Smith - Report Re:Zoning By-Law Amendment - D14-05/17 - DeWeerd 14

Recommendation:
That South Huron Council receives the report from S. Smith, Huron County Planner re: Zoning By-Law Amendment D14-05/17 - DeWeerd.

- 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 6:07 p.m. and reconvenes the Regular Council meeting.

For office use only	File # <u>014-05/17</u>
	Submitted <u>May 15</u> , 20 <u>17</u>
	Date Application considered complete <u>May 16</u> , 20 <u>17</u>

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

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

_____ Official Plan [] Zoning By-law No. 13 1984 [☒ Both []

a) Name of Official Plan to be amended: _____

b) Name of Zoning By-law to be amended: TOWNSHIP OF HURON

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

REZONE TO RESIDENTIAL TO REFLECT CURRENT
AND HISTORIC RESIDENTIAL USE (SINCE 1890)

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): TIMOTHY + JOY DEWEED

Address: 70714 LONDON RD

Phone: Home (519) 235-2754 Work (519) 318-2214 Fax ()

Email: TIM.DEWEED@LIVE.CA Cell ()

b) Applicant (Agent) Name(s): TIMOTHY DEWEED

Address: SAME

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: U5 BORNE911 Address and Road Name: 70794 LONDON RDRoll Number (if available): 4010010001046000000Concession: L Lot: Pt 15 Registered Plan No.: _____Area: 1.25 ~~acre~~ hectares Depth: 111.2 metres Frontage (Width): 101.75 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: HISTORIC COREZoning: VC-1

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

COMMERCIAL + RESIDENTIAL**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: SINCE 1890

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

RESIDENTIAL

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>RESIDENTIAL DETACHED</u>	
b) Main Building Height	<u>2 STOREY</u> (m)	(m)
c) % Lot Coverage		
d) # of Parking Spaces		
e) # of Loading Spaces		
f) Number of Floors	<u>2</u>	
g) Total Floor Area	<u>2392 sq. m</u> (sq. m)	sq. m)
h) Ground Floor Area (exclude basement)		
i) Building Dimensions		
j) Date of Construction		
k) Setback from Buildings to:		
	Front of Lot Line <u>73.6'</u>	
	Rear of Lot Line <u>331'</u>	
	Side of Lot Line <u>9.8'</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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>N/A</u>
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 checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>
Other	<input type="checkbox"/> Specify _____

Is storm drainage present or will it be constructed _____

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

E. OFFICIAL PLAN AMENDMENT

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

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 type="checkbox"/>]	No [<input checked="" 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 type="checkbox"/>]	No [<input checked="" 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 VC-1 to VR-1
- b) Text of the proposed new provision attached on a separate page? Yes [☐] No [☒]
- c) New zone name: VR-1
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No [☐]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.Residential- date the current owner acquired the subject land Aug 12 2005**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 [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Zoning By-law Amendment	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Minor Variance	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Plan of Subdivision	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Consent (Severance)	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]
Site Plan Control	Yes [<input type="checkbox"/>]	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:**

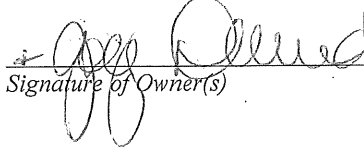
(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

See Plan

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.).

VISIT WITH NEIGHBOURS

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) Joy DeWard of the South Huron Municipality of Huron County/Regionof Huron do hereby authorize Timothy DeWard to act as my agent in the application.

 Signature of Owner(s)

15 May 2017
 Date
L. APPLICANT'S DECLARATION*(This must be completed by the Person Filing the Application for the proposed development site.)*I, TIMOTHY DEWEARD of the MUNICIPALITY OF SOUTH HURON
 (Name of Applicant) (Name of Town, Township, etc.)In the Region/County/District HURON 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/DistrictHuron

In the Municipality of

South Huron

 Signature
This 15 day of May, 2017
 (Day) (Month) (Year)

Signature


 Please Print name of Applicant


 Commissioner of Oaths
 Clerk

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 Thomas DeDunco 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.

Thomas DeDunco
Signature

15 May 2017
Date

APPLICATION AND FEE OF \$ 1836.⁰⁰ RECEIVED BY THE MUNICIPALITY

René Scherback
Signature of Commissioner

May 15, 2017
Date

COMPLETE THIS FORM TO DETERMINE IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: _____

Name of Owner (if different from the applicant): _____

Location of Property (Lot, Concession or Registered Plan, and Municipality): _____

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A OR Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where SANATARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where SEPTIC SYSTEMS are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Name of Owner or Designated Agent

Signature and Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

☐ Yes

☐ No

Amount: _____

Name of Clerk/Treasurer



VC1 to VR1

Date 15 May 17

I AUTHORIZE AL VANDERLAAN

TO CORRESPOND ON THIS

APPLICATION

J. Dill

Jim DeWard



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 (#D14-05/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Residential (VR1)

Location: Conc 1 PT Lot 15 Subject to Easement (70794 London Road, Usborne)

Applicant: Timothy DeWeerd

Owner: Timothy and Joy DeWeerd

This report is submitted to South Huron Council for the Public Meeting on June 5, 2017

RECOMMENDATION

This rezoning application (#D14-05/17) 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 70794 London Road. The legal description of the subject lands is Conc 1 Pot Lot 15, Subject to Easement, Usborne Ward. The property is currently zoned VC1 (Village Commercial – General) which permits a range of commercial uses.

The purpose of this rezoning application is to change the zoning from VC1 to VR1 (Village Residential) to recognize a single detached dwelling as the main permitted use. The subject lands are currently occupied by a dwelling used for residential purposes.

This By-law amends Zoning By-law # 13-1984 of the former Township of Usborne. The effect of this application if approved would permit the use of the site for residential purposes as the main permitted use.

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 includes commercial, residential and other mixed uses.

South Huron Official Plan

The subject property is located within the Exeter Settlement Boundary and is designated Historic Core in the South Huron Official Plan. The Historic Core encourages a mix of uses with a focus on preserving the historic character of the Main Street, and the commercial hub of the Town of Exeter.

The Plan states that the Historic Core includes a significant supply of residential housing, including existing well-established neighbourhoods. The Plan also states that existing single detached dwellings will continue to be permitted, while new residential development is to be oriented toward William and Andrew Street. The subject lands include a historic residential dwelling dating back to 1890 per MPAC Records. The current use of the site is for residential purposes and is proposed to continue as same. Formally recognizing a residential use on this site will comply with the Official Plan which acknowledges that residential uses exist in the Historic Core, and that they contribute to the mixed use development in this area of Exeter.

Township of Usborne Zoning By-law (#13-1984)

The subject lands are zoned VC1 (Village Commercial) in the Township of Usborne Zoning By-law. Under this zone, a range of commercial uses are permitted including service commercial, office and other similar uses. A residential building exists on the subject lands; the current and proposed use into the future is to maintain this structure for residential purposes. A request for rezoning to VR1 is proposed to legally recognize the existing residential use and continue with residential uses for the subject lands.

On review of the rezoning request, the existing lot meets minimum VR1 zone requirements for lot frontage, lot depth and lot area. The existing dwelling also meets minimum setbacks for front, side and rear yard setbacks. Any future structures permitted under the proposed VR1 zone would be required to meet minimum setbacks of the respective VR1 Zone. The site has existing access off London Road (Highway 4), and has existing municipal water and sewer services.

Similar residential uses exist in the immediate area; three lots north of the site are used for residential purposes, and are zoned for residential use. Lands abutting both Waterloo Street, and Simcoe Street are also predominately residential uses. A rezoning of the subject lands to a VR1 zone would be complementary of surrounding uses in this area. As noted, the subject lands are currently being used for residential purposes; to this regard, the use being requested through this amendment poses no change to the use existing today. This By-law also ensures the zoning of the site mirrors the use of the subject property.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no formal comments were received from any agencies or the public. I received a telephone call from a neighbour who asked for clarification on the request being sought, but had no concerns. 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 Zoning By-law amendment will recognize residential uses on the site and allow for the continuation of a use that has existed on this property, as well as a use complementary to existing residential uses in this area. It is recommend this rezoning from VC1 to VR1 be approved.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner