



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



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

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

Is there a specific property or zone of interest?

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

General Comments:

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

Looking at - gas bar

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

- ice cream shop (related or not?)

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

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

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

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

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

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

We appreciate your input!



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71942 Morrison Line

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

General Comments:

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

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Stacey Jeffery - ~~7000~~ 608 Sanders St W Exeter ON N0M1S2
Stacey.jeffery7@outlook.com

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Tiny houses

General Comments:

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

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Karen Rollins - Beneteau

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

General Comments:

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

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

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General Comments:

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

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Rob Morley rwmorley56@gmail.com

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Foremost:
LR1 Zone and LR1-2 Zone
Also:
RC3

General Comments:

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

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

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26 Lakeshore
Oakwood Park.

President
Oakwood Park
Association



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Love Commercial (C4)

Commercial generally.

General Comments:

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

Monica is considering currently.

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

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

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Victor Klouze

Planning + Development

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