



## PLANNING & DEVELOPMENT

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

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

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

#### **RECOMMENDATION**

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

#### **COMMENTS**

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

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

#### **SUMMARY OF COMMENTS**

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

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

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

**Commercial Zone Panels**

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

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

**Other**

Two (2) formal comments were received via email.

**NEXT STEPS**

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

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

*South Huron Zoning By-law Draft Timeline*

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

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

Sincerely,

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Sarah Smith, Planner