

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

Re: Zoning By-law Amendment Application (#D14-21/17)
Zoning By-law Amendment from Village Residential Low Density (VR1) to Highway
Commercial Special Provisions (HC1)

Location: Conc 1 Pt Lot 14, Usborne Ward (70736 London Road)

Applicant: Jason Brown

Owner: Hamather Motor Products

This report is submitted to South Huron Council for the Public Meeting on February 20, 2018.

RECOMMENDATION

This rezoning application (#D14-21/17) is consistent with South Huron Official Plan and Township of Usborne Zoning By-law and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 70736 London Road, and legally as Conc 1 Pt Lot 14, Usborne Ward. The subject lands are currently zoned Village Residential (VR1) which permits low density residential uses. The applicant wishes to use this lot as part of the surrounding Hamather Motor Products Automobile dealership which is a commercial use, and is therefore requesting a rezoning to Highway Commercial (HC1) to permit an automobile dealership as a permitted use.

This By-law amends Zoning By-law #13-1984 of the former Township of Usborne.

Figure 1: Aerial Photo of Subject Property. Dwelling demolished since aerial image taken.

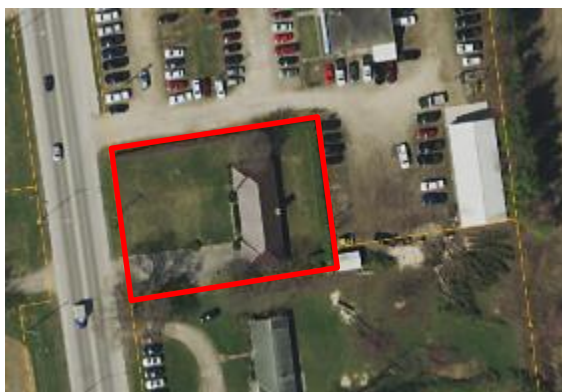


Figure 2. View of Subject Lands facing southeast and southwest.



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. This area of London Road is located in a designated Settlement Area in the South Huron Official Plan and is an important area for commercial development within the Municipality of South Huron.

South Huron Official Plan

The subject lands are designated Highway Commercial in the South Huron Official Plan and located in the London Road district of South Huron which includes a range of Highway Commercial areas with land uses that primarily serve the travelling public and regional economy. Highway Commercial uses act to complement the downtown Exeter core, and provide larger scale uses that cannot be accommodated in the Downtown Core.

By way of this Zoning By-law Amendment the subject lands will come into conformity with the Official Plan designation existing on this property and ensure the subject lands are both designated and zoned for Highway Commercial uses.

Township of Usborne Zoning By-law

The subject lands are currently zoned VR1 (Village Residential Low Density) in the Township of Usborne Zoning Bylaw. Uses permitted in this zone include a range of residential uses and uses accessory to the permitted uses. The lands are currently vacant following the demolition of a dwelling.

The applicant intends to use this property as part of the existing automotive dealership located on existing parcels surrounding the subject lands. This site will be used as a parking lot for the display and sale of motor vehicles, specifically trucks and other uses associated with the automobile use. Under the Highway Commercial zone (HC1), an automotive sales and service establishment is a permitted use. As defined in the Township of Usborne Zoning By-law, an automotive sales and service establishment includes “a building and/or lot used for the display and sale of new or used motor vehicles”. The proposed use of this site associated with the existing automobile dealership would be permitted under this zone.

Lands under the HC1 zone are subject to a Site Plan Control; a parking lot use, or any proposed buildings and structures proposed for this site would be subject to review under the Municipal Site Plan Control process.

Similar uses predominate in this area; use of this site associated with an automobile dealership is compatible with surrounding area and meets the intention of the Highway Commercial Zone. Further, this rezoning will bring the subject lands into conformity with the South Huron Official Plan so the zoning and designation are consistent.

STAF 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 automotive sales use is permitted in the Highway Commercial Zone and provides for the expansion of an existing South Huron business. Specific site details can be dealt with during a formal Site Plan review. This Zoning By-law amendment will also bring the subject land zoning into conformity with the designation in the South Huron Official Plan and ensures compatibility with similar uses in the surrounding area.

Sincerely,

“original signed by”

Sarah Smith
Planner