



## PLANNING & DEVELOPMENT

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

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Re: Zoning By-law Amendment Application (#D14-19/17)  
Zoning By-law Amendment from Village Commercial (VC1) to Village Commercial Special Provisions (VC1-6).

Location: Plan 203 PT Lot 73 PT Lot 76 Pt Lot 77 (287 Victoria Drive)

Applicant: Dale Allen (Albeck Construction)

Owner: Quality Produce Exeter Limited

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

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### RECOMMENDATION

This rezoning application (#D14-19/17) is consistent with South Huron Official Plan and Township of Stephen Zoning By-law and it is recommended that it **be approved**.

### PURPOSE AND EFFECT

This By-law affects the property known municipally as 287 Victoria Drive, Centralia, and legally as Plan 203 PT Lot 73 PT Lot 76 Pt Lot 77, Stephen Ward. The subject lands are currently zoned Village Commercial (VC1) which permits a range of commercial uses. The applicant wishes to construct a future contractors shop and yard for his business and has requested a zone change to a Village Commercial Special Zone (VC1-6) to permit a contractors shop and yard as an added permitted use.

This By-law amends Zoning By-law #12-1984 of the former Township of Stephen

### Figure 1: Aerial Photo of Subject Property.



**Figure 2. Photo of Subject Property.**



**Figures 3 and 4. Surrounding Uses.**



## **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. Centralia 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 property is located within the Centralia Settlement Boundary and is designated

Urban in the South Huron Official Plan. Centralia is identified as a Primary II Settlement Area with full services. The Official Plan notes that Centralia is predominately residential with churches and commercial uses concentrated in the village.

Lands in Centralia are designated Urban to allow for maximum flexibility in planning and development. Primary II Settlement area policies encourage to provide opportunities for new residential, commercial, and industrial uses to meet the needs of the area. The proposed continued use of the site for Village Commercial uses is consistent with Official Plan Policy for the area of Centralia, and implements a commercial use that is promoted in this area through development of a vacant parcel.

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

The subject lands are zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law which permits a range of commercial uses including service station, general store, office or clinic etc. The subject lands are currently vacant. The applicant seeks approval to add a contractors yard and shop as an added permitted use on this VC1 property to facilitate the establishment of his proposed business.

On review of the site, and through site visit the surrounding area includes existing residential uses, but predominate commercial and industrial uses also exist in this area. The existing structures located south, and northeast of the site appear to be used for like commercial uses. The lands surrounding this property to the south and immediately west are also zoned VC1. The proposed use for a contractor's yard and shop would be compatible with the existing area and uses in this location. Under the VC1 zone, any future buildings or structures on this property would be subject to Site Plan Control as deemed necessary. This would deal with items including building location and design, stormwater, lot grading and drainage, parking, storage, signage, lighting, access etc. Standard zone provisions for lot coverage, height, and building setbacks etc., would also apply as dictated through the VC1 zone provisions. Further, under General Provisions Section 3.28 a buffer strip is required between this property and any abutting lands used and/or zoned for residential purposes. The continued use of this site for commercial use, through a site specific added provision for a contractor's yard or shop is complementary to surrounding uses in this area, and the Urban designation in the Official Plan recognizes this range of uses as well.

#### **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 and it is recommended the request for a site specific permitted use **be approved**.

Sincerely,

“original signed by”

Sarah Smith, BES  
Planner