



## 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 (#D14-20/17)  
Zoning By-law Amendment from Development (D) and Residential Mobile Home Park (R4)  
to Highway Commercial (HC1), Highway Commercial Special Provisions (HC1-1) and  
Highway Commercial Special Provisions (HC1-2)

Location: Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward (70760A London Road)

Applicant: Jason Brown

Owner: 2514421 Ontario Inc.

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

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### **RECOMMENDATION**

This rezoning application (#D14-20/17) is a condition of consent file #B15/17, #B17/17 and #B18/17 which were granted approval with conditions by Huron County. This rezoning application will satisfy a condition of each consent. It is recommended that this application for rezoning **be approved**.

### **PURPOSE AND EFFECT**

This By-law affects the property known municipally as 70760A London Road and legally as Conc 1 PT Lot 14 Subjt to Easement, Usborne Ward. Huron County approved three consent applications for boundary adjustment on this parcel which permitted a lot enlargement to the abutting parcels currently in operation as the Hamather Motor Products Auto dealership. As a condition of each consent, the lands that are to be added to the abutting property must be amended to match the zoning on the lands to which they will be added. This rezoning was made a condition of consent of applications #B15/17, #B17/17 and #B18/17 all of which were approved by Huron County.

The lands under this rezoning include three separate segments which require rezoning to match the lands they will be added to. Mapping indicating the areas under this zoning by-law change are shown on the following pages. The applicant proposes to change zoning on portions of the subject lands including the following:

1. Rezone from Development (D) and Residential Mobile Home Park (R4) to Highway Commercial (HC1)
2. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-2)




### 3. Rezone from Development (D) to Highway Commercial Special Provisions (HC1-1)

The retained lands as a result of consent B15/17, B17/17 and B18/17 will remain under the existing Development (D) and Residential Mobile Home Park (R4) zoning. The intent of rezoning to HC1, HC1-1 and HC1-2 is to facilitate use of the subject lands in association with the existing automobile dealership.

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

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



-  Zone Change from D (Development) and R4 (Mobile Home Park) to HC1 (Highway Commercial).  
Lands severed under previously approved consent application B15-17. Rezoning made condition of this consent.
-  Zone Change from D (Development) to HC1-2 (Highway Commercial Special Provisions)  
Lands severed under previously approved consent application B17-17. Rezoning made condition of this consent.
-  Zone Change from D (Development) to HC1-1 (Highway Commercial Special Provisions)  
Lands severed under previously approved consent application B18-17. Rezoning made condition of this consent.

**Figure 2: View of lands under Re-zoning application.**



## **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. This property is located in the London Road District of South Huron which encourages planned development as designated Highway Commercial areas with land uses that primarily serve the travelling public and regional economy. Highway Commercial uses are developed to not compete with or undermine the core commercial functions, and act to complement these uses by providing 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. This rezoning will also satisfy a condition of Huron County approved consent applications #B15/17, #B17/17 and #B18/17.

## *Township of Usborne Zoning By-law*

The subject lands are currently zoned D (Development) and Residential Mobile Home Park (R4) in the Township of Usborne Zoning Bylaw. The area of land under rezoning is currently vacant. The applicant received approval of consent #B15/17, #B17/17 and #B18/17 which included boundary adjustments to remove portions of land on this parcel and add them to the abutting lands currently operating as an automobile dealership. The lands to be severed will be added to the abutting properties and are intended to function as part of this automobile dealership. This rezoning application was submitted as a condition of consent #B15/17, #B17/17 and #B18/17 which requires that the land under the boundary adjustment be rezoned accordingly to match the lands to which each area of severed parcel is to be added.

The application proposes a rezoning of these areas to Highway Commercial and Highway Commercial Special Provisions (HC1-1 and HC1-2) per Figure 1 on previous page. Under the Highway Commercial (HC1) zone, an automotive sales and service establishment is a permitted use. Highway Commercial lands are subject to Site Plan Control for any future development proposed on the affected parcels.

Similar Highway Commercial uses predominate in this area with an existing automotive sales and service establishment on the west side of London Road, opposite this property, and the existing HMP dealership to which the proposed severed and current lands under subject rezoning are proposed to be added, and function in conjunction with. The proposed rezoning to Highway Commercial (HC1), Highway Commercial Special Provisions (HC1-1) and Highway Commercial Special Provisions (HC1-2) is compatible with surrounding areas and meet the intention of the Highway Commercial Zone. Further, this rezoning will satisfy a condition of consent under application #B15/17, #B17/17 and #B18/17.

## **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 is a condition of consent #B15/17, #B17/17 and #B18/17. If approved, this zoning By-law amendment will satisfy a condition of consent and bring the subject lands into conformity with the existing zoning on the lands to which these to be severed parcels are to be added. It is recommended this rezoning **be approved**.

I will be in attendance at the public meeting to answer questions from Council and the public on this zoning by-law amendment.

Sincerely,

“original signed by”

Sarah Smith  
Planner