

SHU DOA - OPA13
SHU D14 - 205/18

For office use only	File #
Submitted	Jan 18 20 18
Date Application considered complete	May 18 20 18

Revised Materials Received April 26/18.

MUNICIPALITY OF SOUTH HURON

Application for Official Plan and/or Zoning By-law Amendment

A. THE AMENDMENT

1. TYPE OF AMENDMENT?

Municipality of South Huron Official Plan [x] Zoning By-law No. 12-1984 [X] Both [X]

a) Name of Official Plan to be amended: Municipality of South Huron

b) Name of Zoning By-law to be amended: Municipality of South Huron (12-1984)

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

To change the Official Plan designation of the subject lands from 'Community Facility' to 'Highway Commercial Exception' and to change the zoning of the same lands from 'I1' (Institutional) to 'HC1 - Exception' (Highway Commercial Exception) to permit a multi-use commercial development on the subject property. Exceptions to the 'HC1' zone provisions are required to: (1) add contractor's shop, storage industry and outdoor sales pavilion as permitted uses in the 'HC1' zone; and (2) amend Section 3.15 to allow for more than one principle building on the site.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): 2326767 Ontario Inc. c/o Robert Watson

Address: 152 Thames Road West, Exeter, ON N0M 1S3

Phone: Home (519) 235-2802 Work (519) Fax ()

Email: speat@hay.net Cell ()

b) Applicant (Agent) Name(s): Ron Davidson Land Use Planning Consultant Inc.

Address: 265 Beattie Street, Owen Sound, ON N4K 6X2

Phone: Home () Work (519) 371-6829 Fax (519) 371-3131

Email: ronalddavidson@rogers.com Cell (519) 379-0647

c) Name, Address, Phone of all persons having any mortgage, charge or encumbrance on the property:

No mortgage

d) Send Correspondence To? Owner [x] Agent [x] Other []

4. WHAT AREA DOES THE AMENDMENT COVER?

- a) ☒ the "entire" property or
 b) ☐ just a "portion" of the property

5. PROVIDE A DESCRIPTION OF THE ENTIRE PROPERTY:Municipal Ward: Township of Stephen911 Address and Road Name: 34239 Dashwood RoadRoll Number (if available): 401004002603100Concession: LRELot: West Part Gore Lot 7

Registered Plan No.: _____

Area: 3.48 hectaresDepth: IrregularFrontage (Width): 247 m (along Dashwood Road)**6. IS ANY OF THE LAND IN WELLHEAD PROTECTION AREA C? Yes ☐ No ☐ Unknown ☐**If **Yes**, please obtain a Restricted Land Use Permit from the Risk Management Official.If **Unknown**, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.**7. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A 'PORTION' OF THE PROPERTY:**Area: N/A hectares Depth: _____ metres Frontage (Width): _____ metres**8. WHAT IS THE CURRENT PLANNING STATUS?**Official Plan Designation: 'Community Facility'Zoning: 'I1'**9. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION:**Government buildings, court houses, libraries, museums, hospitals, churches, day care centres, etc.**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS****10. WHAT IS THE "EXISTING" USE OF THE LAND?**Currently not in use. Former Huron County Public Works yard.How long have the existing uses continued on the subject land: Site has not be used for a few years.**11. WHAT IS THE "PROPOSED" USE OF THE LAND?**Multiple commercial uses: seasonal sales pavilion, carwash, self storage and trade contractor shops.

PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS: (Use a separate page if necessary)

Are any buildings proposed to be built on the subject land:

Yes [x]

No []

	<u>Existing</u>	<u>Proposed</u>
a) Type of Building(s)	<u>Existing building to be removed.</u>	<u>Various (see Conceptual Site Plan)</u>
b) Main Building Height	_____ (m)	_____ (m)
c) % Lot Coverage	_____	_____
d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____
f) Number of Floors	_____	_____
g) Total Floor Area	_____ (sq. m)	_____ (sq. m)
h) Ground Floor Area (exclude basement)	_____	_____
i) Building Dimensions	_____	_____
j) Date of Construction	_____	_____
k) Setback from Buildings to:	Front of Lot Line _____ Rear of Lot Line _____ Side of Lot Line _____	

D. EXISTING AND PROPOSED SERVICES**12. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	<u>Municipal Water</u>	<u>Communal Water</u>	<u>Private Well</u>	<u>Municipal Sewers</u>	<u>Communal Sewers</u>	<u>Private Septic</u>
a) Existing	[X]	[]	[]	[]	[]	[X]
b) Proposed	[X]	[]	[]	[]	[]	[X]
c)	If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed, the applicant must submit:					
	[] a servicing options report; and					
	[] a hydrogeological report.					

13. Will storm drainage be provided by:

Sewers	[]
Ditches	[]
Swales	[X]
Other	[X] Specify <u>Stormwater management pond</u>

Is storm drainage present or will it be constructed To be constructed

14. TYPE OF ACCESS (CHECK APPROPRIATE SPACE)

- _____ provincial highway
- X county roads
- X municipal roads, maintained all year
- _____ municipal road, seasonally maintained
- _____ right of way
- _____ water access

E. OFFICIAL PLAN AMENDMENT

(Proceed to Section F) if an Official Plan Amendment is not proposed).

15. DOES THE PROPOSED OFFICIAL PLAN AMENDMENT DO THE FOLLOWING?

- | | | | |
|--|-----------|----------|---------------|
| Add a Land Use designation in the Official Plan | Yes [] | No [X] | Unknown [] |
| Change a Land Use designation in the Official Plan | Yes [X] | No [] | Unknown [] |
| Change a policy in the Official Plan | Yes [] | No [X] | Unknown [] |
| Replace a policy in the Official Plan | Yes [] | No [X] | Unknown [] |
| Delete a policy in the Official Plan | Yes [] | No [X] | Unknown [] |
| Add a policy in the Official Plan | Yes [X] | No [] | Unknown [] |

16. IF APPLICABLE AND KNOWN AT TIME OF APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of Policy to be Changed Section 7.10.4.2.1
- b) Text of the proposed new policy attached on a separate page? Yes [x] No []
- c) New designation name: 'Highway Commercial Exception'
-
- d) Map of proposed new Schedule attached on a separate page? Yes [] No []

17. LIST PURPOSE OF AMENDMENT AND LAND USES THAT WOULD BE PERMITTED BY THE PROPOSED AMENDMENT:

Change 'Community Facility' designation to 'Highway Commercial Exception' to permit seasonal sales pavilion, carwash, self storage and trade contractor shops.

18. Does the requested amendment alter all or any part of the boundary of an area of settlement in a municipality or establish a new area of settlement in a municipality?
- Yes [] No [X]
- If yes: Attach the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.
19. Does the requested amendment remove the subject land from any area of employment?
- Yes [] No [X]
- If yes: Attach the current official plan policies, if any, dealing with the removal of land from an area of employment.
20. Is the requested amendment consistent with the Provincial Policy Statement issued under Section 3 (1) of the Planning Act.
- Yes [X] No [] Unknown []

F. ZONING BY-LAW AMENDMENT

(Proceed to Question 29 (Drawing) if a Zoning By-law Amendment is not proposed).

21. DOES THE PROPOSED ZONING BY-LAW AMENDMENT DO THE FOLLOWING?

Add or change zoning designation in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Change a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Replace a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Delete a zoning provision in the Zoning By-law	Yes [<input type="checkbox"/>]	No [<input checked="" type="checkbox"/>]	Unknown [<input type="checkbox"/>]
Add a zoning provision in the Zoning By-law	Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]	Unknown [<input type="checkbox"/>]

22. IF APPLICABLE AND KNOWN AT TIME OF ZONING APPLICATION, PROVIDE THE FOLLOWING:

- a) Section Number(s) of provisions to be changed See Planning Report
- b) Text of the proposed new provision attached on a separate page? Yes [☒] No [☐]
- c) New zone name: 'HC1 Exception'
- d) Map of proposed new Key Map attached on a separate page? Yes [☒] No [☐]

23. LIST LAND USES PROPOSED BY ZONING AMENDMENT.seasonal sales pavilion, carwash, self storage and trade contractor shops.- date the current owner acquired the subject land May 2012**24. HAS THERE BEEN A PREVIOUS APPLICATION FOR REZONING UNDER SECTION 34 OF THE PLANNING ACT AFFECTING THE SUBJECT PROPERTY:**Yes [☐] No [☒]**25. Is the intent of this application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?**Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

26. Is the intent of this application to remove land from an area of employment?Yes [☐] No [☒]

If yes: Attach details of the official plan or official plan amendment that deals with the matter.

27. Is the application for an amendment to the zoning by-law consistent with provincial policy statement issued under Section 3 (1) of the Planning Act.Yes [☒] No [☐] Unknown [☐]

G. SKETCH CHECKLIST

- 28. ACCURATE, TO SCALE, DRAWING OR PROPOSAL:** (In the space below or on a separate page(s), please provide drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to prepare additional drawings at varying scales to better illustrate the proposal).

The application shall be accompanied by a clean, legible sketch sharing the following information. Failure to supply this information will result in a delay in processing the application.

A sketch showing in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - i) are located on the subject land and on land that is adjacent to it, and
 - ii) in the applicant's opinion may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- g) the location and nature of any easement affecting the subject land

The drawing(s) should show (please use a survey if available):

- Property boundaries and dimensions
- Dimensions of area of amendment
- Distance from structures to lot lines
- Easements or restrictive covenants
- Building dimensions & location
- Neighbouring adjacent land uses
- Parking and loading areas
- Use of Neighbouring properties
- Public roads, allowances, rights of way
- Municipal Drains/Award Drains
- Wetlands, floodplain, wet areas
- Woodlots, forested areas, ANSI's, ESA's
- Driveways and lanes
- Other features (bridges, wells, railways, septic systems, springs, slopes, gravel pits)
- Natural watercourses
- North arrow

H. OTHER RELATED PLANNING APPLICATIONS

- 29. HAS THE APPLICANT OR OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?**

Official Plan Amendment	Yes []	No [X]
Zoning By-law Amendment	Yes []	No [X]
Minor Variance	Yes []	No [X]
Plan of Subdivision	Yes []	No [X]
Consent (Severance)	Yes []	No [X]
Site Plan Control	Yes []	No [X]

30. IF THE ANSWER TO QUESTION 29 (above) IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

I. OTHER SUPPORTING INFORMATION**32. PLEASE LIST THE TITLES OF ANY SUPPORTING OR ATTACHED DOCUMENTS:**

(e.g. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report etc. It is recognized that the applicant meet with planning staff to attempt to determine the supporting documents that will be required).

Planning Report, Conceptual Site Plan

J. PUBLIC CONSULTATION STRATEGY**33. PLEASE OUTLINE YOUR PROPOSED STRATEGY FOR CONSULTING WITH THE PUBLIC WITH RESPECT TO THIS AMENDMENT REQUEST:**

(e.g. individual contact, hold a neighbourhood meeting, telephone conversation, letter explaining proposal & inviting questions/comments, website/internet, etc.).

The Official Plan Amendment and Zoning By-law Amendment applications will be processed in accordance with the requirements of the Planning Act. Properties owners within 120 metres of the site will be advised of the proposed development and advised of the Public Meeting. The owner does not intend initiate his own consultation with the neighbours.

K. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

*(If affidavit (K) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below **must** be completed).*

I, Robert Watson, having signing authority for 2326767 Ontario Inc., of the Municipality of South Huron, in the County of Huron, being the owner of the subject property, do hereby authorize Ron Davidson to act as my agent in the application.


Signature of Robert Watson


Date

L. APPLICANT'S DECLARATION*(This must be completed by the **Person Filing the Application** for the proposed development site.)*

I, Ron Davidson of the City of Owen Sound
(Name of Applicant) (Name of Town, Township, etc.)

in the ~~Region/County/Region~~ of Grey solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act."

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant owner.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

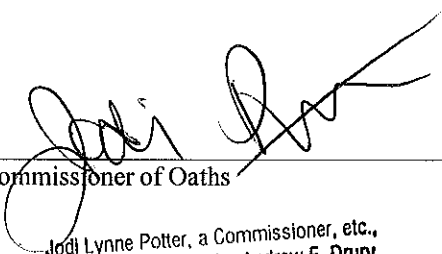
DECLARED before me at:

Region/County/District County of GreyIn the Municipality of City of Owen Sound

this 9 day of Jun, 2013
(Day) (Month) (Year)


 Signature of Ron Davidson

Ron Davidson
 Please Print name of Applicant


 Commissioner of Oaths

Jodi Lynne Potter, a Commissioner, etc.,
 Province of Ontario, for Andrew E. Drury,
 Barrister and Solicitor.
 Expires January 5, 2020.

M. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, Robert Watson, having signing authority for the owner, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.



Signature of Robert Watson

Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY THE MUNICIPALITY

*Signature of Commissioner*_____
Date

COMPLETE THIS FORM TO DETERMINE IF HEALTH UNIT COMMENTS ARE REQUIRED ON YOUR PLANNING APPLICATION

For certain planning applications, comments are required from the Huron County Health Unit to assist the municipality in its decision on your application. This sheet will determine if comments are required from the Health Unit, and if some, the appropriate fee* must be submitted with your application and paid to the municipality (*based on the Health Unit's User Fee Schedule).

Name of Applicant: Ron Davidson Land Use Planning Consultant Inc.

Name of Owner (if different from the applicant): 2326767 Ontario Inc. c/o Robert Watson

Location of Property (Lot, Concession or Registered Plan, and Municipality):

West Part Gore Lot 7, LRE, Municipality of South Huron 34239 Dashwood Road

Type of Planning Application(s) submitted with this form:

- | | |
|--|--|
| <input type="checkbox"/> Consent (severance) | <input type="checkbox"/> Minor Variance |
| <input type="checkbox"/> Zoning By-Law Amendment | <input type="checkbox"/> Plan of Subdivision/Condominium |
| <input type="checkbox"/> Official Plan Amendment | |

Please answer **Section A** OR **Section B**, depending on the type of servicing available. In the following question, "property" means the subject property or, in the case of a severance, each of the resulting lots.

Section A - Where **SANATARY SEWERS** are available.

Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Section B - Where **SEPTIC SYSTEMS** are required.

The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property less than .4 hectares (1 acre) in area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the property have less than .2 hectares (1/2 acre) of "useable land" for a septic tank and tile bed? See definition of "useable land" below.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
I am uncertain of the location of the existing septic tank and tile bed on the property.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
There will be more than one dwelling unit on each lot.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
An industrial or commercial use is proposed which will require a septic system.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property with 183 metres (600 feet) of an abattoir (slaughter house)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
The application is for a new Plan of Subdivision/Condominium	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Proceed to Section C .		

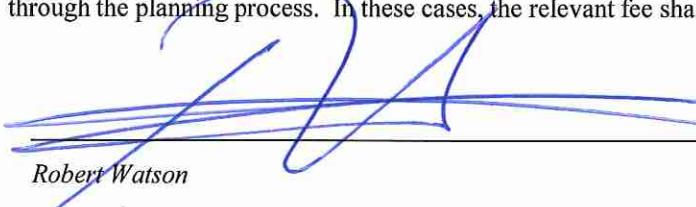
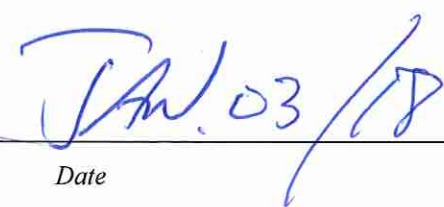
"Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures swimming pools, etc. and such land is or will be used solely for a septic tank and tie bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet from any property line, at least 15 metres (15 feet) from a top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (other restrictions may apply according to legislation.)

Section C - HEALTH UNIT FEES

If the answer to any question in Section A or B is "Yes", then Health Unit comments will be required and the appropriate fee must be submitted with your application, as follows:

Type of Application	Health Unit Fee (To be added to the application fee)	Any required Health Unit fee should be added to the application fee and submitted in one payment to the municipality. Where two applications are being processed together (such as a severance and a rezoning) only one fee will apply, being the higher of the two fees.
Official Plan Amendment	\$177.25	
Rezoning	\$124.75	
Minor Variance	\$124.75	
Severance resulting in 2 lots or fewer	\$262.65	
Severance resulting in 3 lots or more	\$499.00	
Plan of Subdivision/Condominium	\$1037.45	

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

Robert Watson Date

To be completed by Municipal Clerk: Has the Health Unit Fee been collected from the applicant?

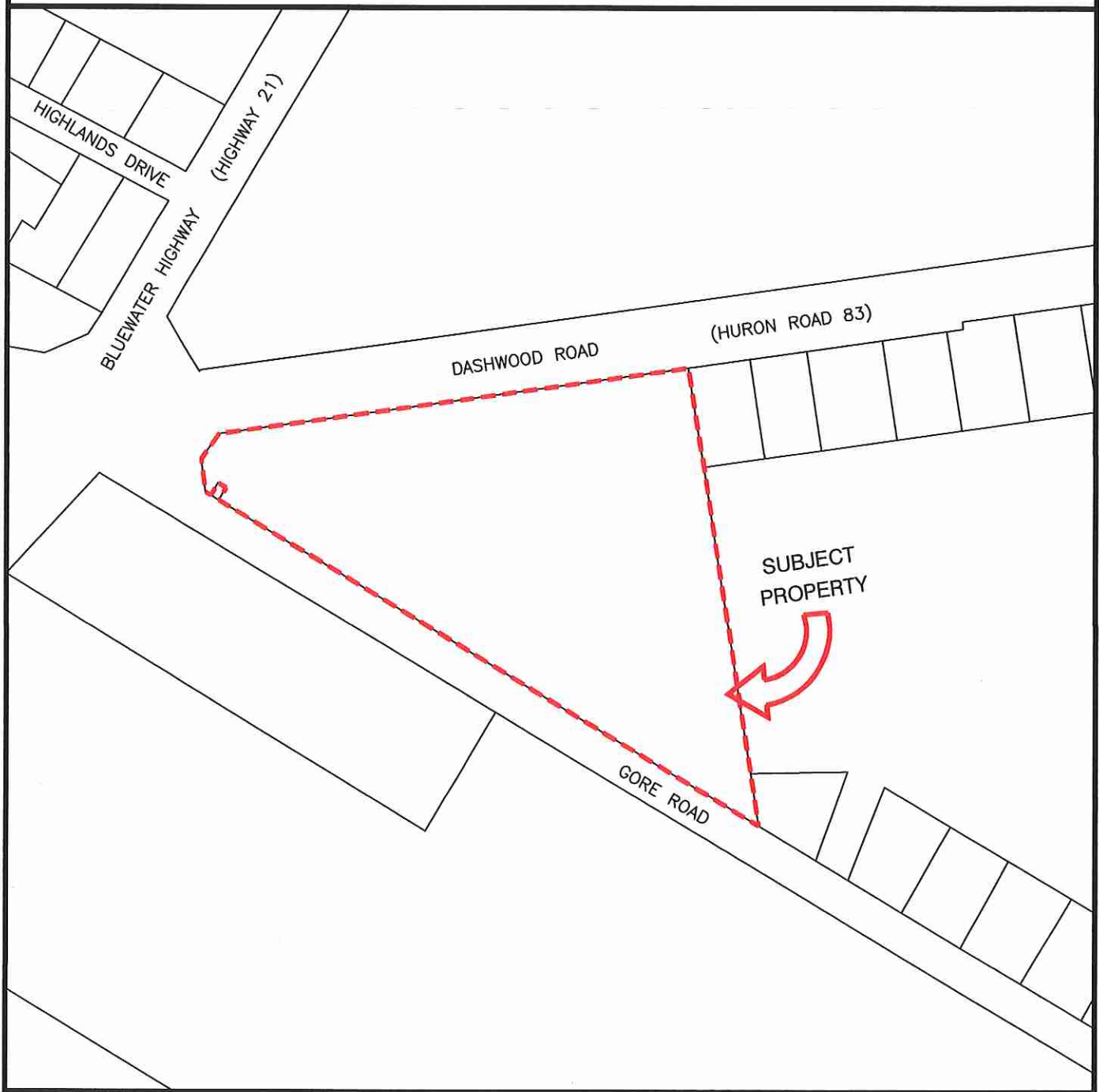
☐ Yes

☐ No

Amount: _____

Name of Clerk-Treasurer

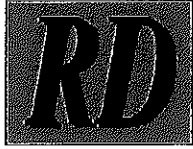
Figure 1: Location Map



Commercial Development
34239 Dashwood Road
Municipality of South Huron

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:3000



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

April 26, 2018

County of Huron Planning Department
57 Napier Street, 2nd Floor
Goderich, Ontario
N7A 1W2

Attention: Sarah Smith, Planner

Dear Sarah:

**Re: Application for Official Plan and Zoning By-law Amendments
Part Gore Lot 7, LRE, Geographic Township of Stephen
Municipality of South Huron
(34239 Dashwood Road)**

In response to your recent e-mail and our follow-up conference call regarding the above-noted applications, I wish to provide the following information:

Zoning By-law Amendment Application:

I have amended the application to address the additional zoning matters that have been identified since our original submission. The revised application is attached.

The proposed Zoning By-law Amendment is intended to change the zoning of the site from 'I1' (Institutional) to 'HC1-xx' (Highway Commercial Exception).

The 'HC1' zone, as it is written in the Zoning By-law, permits the proposed "*automobile washing establishment*" but does not currently allow for the "*contractor's shop*", "*storage industry*" and "*outdoor sales pavilion*". Therefore a special provision must be added to the requested 'HC1' zoning of this property.

This site-specific zone must also provide relief from Section 3.15 which limits the number of main buildings on the property to one.

The owner of the property has confirmed that the proposed *"contractor's shop"* would include a yard that is large enough for a truck, trailer and some material storage. No definitive size has been determined as of yet. He has advised that the yards will be enclosed with chain-link fencing and screened with trees or other means. These details will be determined at the Site Plan Control Agreement stage.

I wish to point out that the 'HC1' zone does permit *"permanent fruit or vegetable stand"*, and therefore the Zoning By-law could be interpreted as already allowing for the proposed *"outdoor sales pavilion"* in the 'HC1' zone provided the pavilion is limited to the sale of fruits and vegetables. In order to allow for some flexibility in the type of product that may sold onsite, however, the intended use should be specified in the proposed site-specific zone.

It is also worth noting that some of the newer Comprehensive Zoning By-laws in Huron County allow for a greater range of commercial uses in the 'Highway Commercial' zone. For example, the Municipality of Bluewater Zoning By-law would permit the automobile washing establishment, the outdoor sales pavilion (under the use of *"farmers market"* or *"flea market"*) and the public storage facility. The only use that would not be permitted in the 'C3' zone in the Municipality of Bluewater is the contractor's shop. Also, the Zoning By-law for the Municipality of Bluewater does not restrict the number of main buildings on a commercial property.

Mix of Commercial Uses:

With regard to the mix of uses proposed for the site, I do not envision these particular uses creating any sort of conflict with one another. Given that they are all commercial or /industrial in nature, they should be able to co-exist on the same property without causing problems. Please keep in mind, however, that the Conceptual Site Plan that was submitted with the OPA/ZBA application is simply conceptual at this time. There is no certainty that development will occur to the extent shown on that drawing. Any development that does take place is subject to a Site Plan Control Agreement; and, therefore the exact development and the fine details can be discussed at a later time. For now, the amendments are simply attempting to establish the list of permitted uses.

Merit of Highway Commercial Use of the Subject Lands:

Section 7.10 Port Blake Planning Area of the South Huron Official Plan states:

"A number of the smaller properties that exist along Highway 21 within the Port Blake Planning Area have been developed for Highway Commercial uses. It is recognized that there is potential for additional Highway Commercial uses to be located within Port

Blake. The development of any new Highway Commercial uses shall be subject to the Highway Commercial policies of this section."

The policy above acknowledges that properties along the Provincial Highway within the Port Blake Planning Area have been developed for highway commercial uses. Those lands are shown on Schedule H to the Official Plan and include the property to the immediate south as well as several other parcels along both sides of Highway 21.

This property would seem to lend itself to a commercial use given its large size and excellent exposure from the Municipality's main thoroughfare. As well, despite this exposure, the site's ingress and egress will be along the less-busy Gore Road and Dashwood Road, thereby easing potential traffic concerns.

From a land use compatibility perspective, the (vacant) lands to the south are designated and zoned for commercial uses and the municipal water treatment plant is located to the west; and, neither of these uses would be impacted by the proposed commercial use of the site, or vice versa. Residential dwellings exist on the lots to the east and therefore special consideration of these neighbours must be given. In this regard, please note that the commercial activity proposed for the lands immediately adjacent to the residential property will be the contractors' shops and public storage, both of which will generate very little noise and create limited traffic. The existing row of mature trees that follows the entire length of the property's eastern boundary should provide a good visual screening of the site from the neighbouring residential lands. Other measures to ensure land use compatibility with the adjacent residential lots can be discussed at the Public Meeting and subsequently implemented through the required Site Plan Control Agreement. Furthermore, it can be argued that the proposed use would be more compatible with the neighbouring residences than the previous public works yard.

If a different type of land use was to be considered for this site, it is important to note that the Official Plan prohibits new residential development on any lands in the Port Blake Planning Area until such time as full municipal services are extended in the Port Blake Planning Area and a secondary plan has been adopted for this area.

Furthermore, it needs to be stressed that the Municipality has been aware that a re-development proposal of this site would occur. The Official Plan includes a policy specifically for this property, and it states:

The former Grand Bend Works Yard is presently designated Community Facility, but has been recently sold by the County of Huron to a private individual. This property has re-development potential. The re-development of this property shall occur in accordance with the policies of this section.

From the perspective of need, Robert Watson, the owner of the site, has been directly involved in other projects involving storage facilities and/or rental space for contractors' shops, and he recognizes the need for additional floor space of this nature in this area of the County. He is also of the opinion that the Grand Bend area is underserved with regard to automobile washing establishments (in particular, a large wash bay to accommodate RVs) and therefore feels that a new facility would be very successful, especially on these lands having direct exposure along the Provincial Highway. An outdoor sales pavilion could also be successful at this high exposure site, particularly during the tourism season.

Traffic:

With regard to traffic, the public storage facility and contractors' shops are expected to generate a limited amount of traffic, as noted above. The outdoor sales pavilion and carwash could create a higher volume of traffic during certain times of the year. The issue of traffic will be thoroughly addressed through the preparation of a Traffic Impact Study, which will be prepared once the exact development proposal has been determined. Such a study is required at the Site Plan Control Agreement stage, as per your recent e-mail.

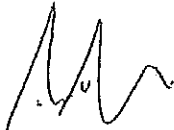
Concluding Comments:

I trust this additional information will enable your office to deem the submitted applications complete.

Should you have any further questions or concerns, please contact the undersigned.

Before scheduling the Public Meeting, please contact me to ensure our availability.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Davidson', with a stylized, flowing script.

Ron Davidson, BES, RPP, MCIP

c.c. Robert Watson
Allan Avis Architects Inc.