



PLANNING & DEVELOPMENT

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

Re: Official Plan Amendment Application (SHu D09-OPA 13)
Zoning By-law Amendment Application (SHu D14-Z05/2018)

Location: Con LRE W PT Gore Lot 7 AS RP 22R4348 PART 1, Stephen Ward
(34239 Dashwood Road)

Applicant: Ron Davidson Land Use Planning Consultant Inc.

Owner: 2326767 Ontario Inc. c/o Robert Watson

This report is submitted to South Huron Council for the Public Meeting on June 4th, 2018

RECOMMENDATION

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement, and conform to the Huron County and South Huron Official Plans. It is recommended that the Municipality of South Huron Council:

1. Adopt Official Plan Amendment #13, and direct the Clerk to forward the required materials to the County of Huron; and
2. Approve the application for rezoning, which will not be given third and final reading until Official Plan Amendment #13 is approved by the County of Huron.

PURPOSE AND EFFECT

The subject lands are known as Con LRE W PT Gore Lot 7 AS RP 22R4348 PART 1, Stephen Ward, and municipally as 34239 Dashwood Road. The subject lands are designated Community Facility in the South Huron Official Plan and are zoned Institutional (I1) in the Township of Stephen Zoning By-law.

The applicant proposes to amend the land use designation of the subject lands from Community Facility to Highway Commercial; and to amend the zoning from Institutional (I1) to Highway Commercial Special Provisions (HC1-14). The purpose of the proposed Official Plan and Zoning By-law Amendment is to permit the development of a future commercial site by permitting Highway Commercial uses, and recognizing other specific Highway Commercial Uses through a site specific zoning.

This Official Plan Amendment and Zoning By-law Amendment amends the Municipality of South Huron Official Plan, and Zoning By-law #12-1984 of the former Township of Stephen. Maps showing the general location of the lands to which this proposed Official Plan Amendment and Zoning By-law Amendment applies are shown on the following pages.

BACKGROUND

The subject lands historically operated as the former Grand Bend Patrol Yard for Huron County. In 2012 the County, along with Cooperation from the Municipality of South Huron, went through a tender to purchase process with interested candidates making proposals for the subject site. As part of the tender each proponent was asked to declare the future intended use of the subject property; various bids were received including proposals for a range of commercial uses such as grocery store, car wash, storage warehouse etc. Under this tender bid for purchase, it was noted that none of the proposed 'future intended uses' which are similar to the proposed future uses under this subject application, require a comprehensive review under the Provincial Policy Statement. Further, all the proposed "future intended uses" would require an Official Plan Amendment, Zoning By-law Amendment, and would be subject to Site Plan Control.

The current owner was successful in purchase of the property through tender, and proposed similar uses as the intended Highway Commercial designation and Highway Commercial special provision zone requested in this current application. Supporting materials with the subject applications included a draft preliminary site plan and a planning justification report (Ron Davidson Land Use Planning Consultant Inc.). Servicing reports and Traffic Impact studies were determined necessary at the formal Site Plan approval stage through consultation with the respective commenting agencies. Details of the proposed uses and design for the site are considered preliminary at this time. Further review of any proposed use at this site will be done by the Site Plan review committee through the formal Site Plan Application process.

Figure 1: Aerial View of Subject Site



Figures 2 and 3: Photos of subject lands.



PLANNING COMMENTS

The proposed Official Plan Amendment would change the land use designation for 34239 Dashwood Road from Community Facility to Highway Commercial to permit commercial uses. The corresponding Zoning By-law Amendment proposes to change the site zoning from Institutional (I1) to Highway Commercial Special Provisions (HC1-14) to allow a range of site specific commercial uses.

Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) includes policies for Settlement Areas, which include the subject lands being under the Municipality of South Huron Port Blake Planning Area, that direct planning for new development to maximize land consumption and shall allow for the efficient use of land and infrastructure. The PPS also encourages a range of uses and opportunities for redevelopment. The subject lands represent an existing vacant land resource in a prime area of Grand Bend along the intersection of Provincial Highway 21 and County Highway 83. The redevelopment of a currently vacant and underutilized site would be in keeping with the Provincial Policy Statement.

Huron County Official Plan

In the Huron County Official Plan, policies encourage increased intensification through infilling that respects and is compatible with existing neighbouring characteristics. The subject site is at the junction of two highways (County and Provincial) with like uses of Highway Commercial and Community Facility lands in the surrounding area. This site is also within the Port Blake Planning Area Settlement Boundary, and further the area north of Grand Bend is recognized as a Primary II Settlement Area in the Official Plan which is directed to be an area of growth and development.

South Huron Official Plan

The subject lands are located within the boundaries of the Port Blake Planning Area (Port Blake). This site specifically has been identified in the Plan as the former Grand Bend works yard and it is noted the lands have been sold, and the property has re-development potential. The Official Plan recognizes and respects the existing mix of uses in Port Blake, including Lakeshore Residential, Residential, Community Facility, and Highway Commercial designations etc. The Plan recognizes existing developments specifically used for Highway Commercial, and notes that there is potential for additional Highway Commercial uses to be located within Port Blake by way of an amendment to this Plan. Highway Commercial uses are recognized as those which are directed to the needs and convenience of the travelling public, and in the Grand Bend area specifically also contribute to a tourism base. Generally, the Plan encourages Highway Commercial uses on arterial and collector roads and that these be grouped to ensure mutual compatibility.

The subject lands front onto County Highway 83 and have immediate access to Highway 21 which is a main thoroughfare through Port Blake, and Grand Bend. Lands south of the site are also designated Highway Commercial and intended for commercial use; similar uses also predominate in the immediate area, and further along Highway 21 into Grand Bend includes a mix of Highway Commercial sites. A Highway Commercial use would be complementary in this area due to the proximity to Grand Bend, as well as access to the Provincial Highway and County Road to meet the needs of the travelling public. The proposed uses under the site specific zoning include trades and commercial services which are geared toward the travelling public, and include services to residents and visitors in Port Blake and the Grand Bend area. The redevelopment of an underutilized site is also a valuable asset for a growing and dynamic community.

Section 7.10.4.2.1 speaks to Highway Commercial uses and ensuring a high standard of site plan and building design including but not limited to buffering, landscaping, berming, signage, parking and loading, outdoor lighting, outside storage and refuse etc. Any proposed development at this site will be subject to Site Plan Control under Municipal review to deal with measures including but not limited to building locations, access, stormwater, lighting, parking, snow storage etc. Traffic studies, servicing studies, landscape plans, façade, elevation and building design materials as deemed necessary will also be reviewed. Further, any development would be subject to review and consultation from Ausable Bayfield Conservation Authority due to regulation limits on the property, as well as MTO permits, County Roads approval, and Municipal Road approvals as necessary. These agencies were also circulated under formal circulation of this subject application.

Requested Highway Commercial Special Provisions HC1-14 Zone

The proposed uses requested under the site specific amendment include contractor shop, commercial storage warehouse, and an open sales pavilion for seasonal temporary sales. An automobile washing station is also considered as a potential use for this site, but would be permitted as of right in the Highway Commercial Zone (HC1).

A preliminary site plan was included with the application for amendment, and outlines proposed building layout and site uses. This plan is preliminary and for information purposes only as to what may be possible on the site. As noted above, any proposed uses on the site would be subject to Site Plan Control. This current application for site specific provisions is requested to add additional uses beyond those which would normally be permitted in the regular HC1 zone. The automobile washing station is centered on the lot with highway exposure. An automobile washing station would be permitted as of right in the HC1 zone and does service the needs of the travelling public including residents of Grand Bend and tourists. An open sales pavilion reflects similar uses permitted in other HC1 zones throughout Huron County (farm produce sales outlet, flea market) and also is

situated with highway exposure. The contractor shops and commercial storage units are situated at the rear of the property; these uses are usually not as frequented and can act as a buffer and transition from the existing agricultural residential uses along Highway 83 and Gore Road and should not be a large traffic generator. The applicant has also indicated the row of existing trees is intended to be maintained along this property line and the site has been designed to situate the less noise producing uses and less frequented uses at the west of the site. Commercial storage units are recognized in other Huron County Zoning By-laws as a Highway Commercial use, and are also proposed in the Highway Commercial Zone in the Municipality of South Huron Comprehensive Zoning By-law currently in draft. Similarly, although the contractor shops proposed would be site specific to this location, these uses due to their size and nature could be considered similar to a business or professional office which is recognized as a permitted use in Highway Commercial zone in other Huron County By-laws, and the Comprehensive South Huron Zoning By-law. Given the location and nature of this site the proposed uses can be viewed supportable to add as additional site specific permitted uses.

The request for more than one main building can be seen supportable as it is common to have multiple uses and clustering of operations on commercial lots. Other Huron County Zoning By-laws do not have this distinction or limit on number of main buildings per site and same is proposed under the new Comprehensive Zoning By-law. The plan provided also meets setbacks and other zone provisions in the Highway Commercial zone but same would be reviewed under formal Site Plan Control for any formal proposal for this site.

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and conform to the Huron County Official Plan as well as meeting objectives for Highway Commercial uses in the South Huron Official Plan.

STAFF AND AGENCY COMMENTS

South Huron staff were circulated on the original application and proposed zoning amendment. Applicable commenting agencies as required for the proposed application, and subject lands were also circulated noted. Public were notified under the requirements of the Planning Act. No formal comments were received from the public or commenting agencies at the time of writing this report. This report has been prepared in advance of the public meeting. I will be in attendance at the public meeting to answer questions from Council and the public on this Official Plan and Zoning By-law amendment application.

SUMMARY

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and conform to the Huron County Official Plan as well

as meet the objectives for Highway Commercial uses in the South Huron Official Plan.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner

APPENDIX 1 – PRELIMINARY SITE PLAN

