



PLANNING & DEVELOPMENT

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To: Mayor and Members of South Huron Council
From: Sarah Smith, Planner
April 6, 2018

Re: New South Huron Comprehensive Zoning By-law

This report is provided for consideration at Council's April 16th meeting.

RECOMMENDATION

That Council receive the draft South Huron Comprehensive Zoning By-law for information and direct staff to proceed with public consultation on the draft document.

COMMENTS

Background

The Municipality of South Huron currently has three separate zoning by-laws (Exeter, Usborne and Stephen) with a combined length of over 170 pages, including over 175 key maps. These by-laws were established pre-amalgamation and have been amended through site specific re-zonings and some general amendments. With the passage of a new Official Plan for South Huron, an updated Provincial Policy Statement, and other changes to Provincial and other agencies' regulations/guidelines (such as Minimum Distance Separation Formulae and Conservation Authority regulations) since the by-laws' passage, the need to prepare a new comprehensive Zoning By-law for the Municipality is a critical requirement.

The draft Zoning By-law is not only more comprehensive in combining three separate by-laws and employing one comprehensive Zoning By-law for the Municipality, but it also employs a different approach in the mapping. Historically, the mapping approach has involved the use of key maps but, with the use of GIS technology and the ability to produce large format pages covering greater areas as well as to print on demand pages for site specific inquiries, municipalities across the County have been using an approach that results in far fewer key maps. For the proposed draft by-law for South Huron this has resulted in 30 zone maps.

Changes

Although primarily a consolidation of the three current zoning by-laws, the draft Zoning By-law does incorporate a number of changes/improvements, such as, but not limited to:

a) *Wording:*

Clarifying the definition/use of several terms, such as definition of "building height" or the use of the word "lot" when "property" or "zone" would be clearer.

b) *Terminology, Definitions and Standardization:*

General updating of the Zoning By-law and language/terminology to reflect current day policies and norms at local, County, Provincial and Federal level reflective of current day Acts, policies and provisions.

- c) *MDS:*
Referencing the latest version of the Province's Minimum Distance Separation Formulae (MDS) and their guidelines so the new by-law will always be up-to-date with the latest MDS.
- d) *Government Uses:*
Permitting a government use (land or buildings owned, rented, or leased by Bluewater, the County, the Province, or Canadian government) in all zones.
- e) *Wineries:*
Adding provisions for wineries in agricultural areas; small accessory wineries on farms and estate wineries in the AG3 zone.
- f) *Second Units:*
Permitting a second accessory dwelling unit in a single detached dwelling or accessory structure in the AG4, R1, and R2 zones.
- g) *Accessory Buildings:*
Limiting the maximum size of accessory buildings in settlement areas.
- h) *Natural Heritage:*
Requiring a building/structure setback from natural heritage features; outside a settlement area from NE2 lands and everywhere from NE1 lands.
- i) *Standardized Timeframes:*
Standardized 18 month timeframe for non-complying structures and non-conforming uses and structures.
- j) *Parking Requirements:*
Updating the parking requirements to match South Huron's accessibility guidelines.
- k) *Driveways:*
Limiting the number of driveways to one (two in the AG1 zone) with additional driveways requiring site plan approval.
- l) *Automatic Zone Amendments:*
Administrative zoning recognition/changes to eliminate the need for a rezoning after a typical severance for property enlargements, agricultural severances, and surplus farm residence severances. This also eliminates an additional required application and fee for the owner/applicant.
- m) *Barns on an AG4 Property:*
Permitting up to 4 nutrient units of livestock in a barn on an AG4 property.
- n) *Flood Protection:*
Introducing a Flood Fringe zone as an overlay zone to require flood protection measures in areas at lower risk due to flooding while still permitting development.
- o) *Residential Zones:*
Unifying residential zones throughout South Huron. Currently there is a mix of Residential zone titles and classifications between the Townships of Stephen and Usborne, and those used in the Town of Exeter Zoning By-law (i.e. R1, R2, R3, VR1, VR2, VR3). The new Zoning By-law includes a universal use of the residential zones as: Low Density (R1) = up to 2 units, Medium Density (R2) = up to 4 units, and High Density (R3) = apartment building, retirement home, long-term care home, and multiple attached dwellings over 4 units.

Next Steps

Once released for public and agency comment, it is recommended that a public open house be held on Thursday May 10, 2018 (location and time to be determined and advertised accordingly) to provide an opportunity for members of the public to drop in, review the draft zone provisions and zoning for their property, and ask any questions they may have about the draft by-law. County Planning staff will be present for the open house.

A draft schedule for the remainder of this project process is presented below which would see a completed by-law ready for Council's passage presented in July 2018. Please note, the below dates may be revised as a result of the comments received from the public, agencies, and South Huron Council, as well as at the direction of South Huron Council.

South Huron Zoning By-law Draft Timeline

<i>Date</i>	<i>Event</i>	<i>Task</i>
Mon., Apr. 16/18	Council	<ul style="list-style-type: none">○ Review of key changes in Draft Zoning By-law○ Recommend Council release for public and agency review
Thurs., May 10/18	Open House	<ul style="list-style-type: none">○ Obtain public comments on Draft #1
Tues. May 22/18	Council	<ul style="list-style-type: none">○ Review open house and other comments received
Mon. June 4/18	Council	<ul style="list-style-type: none">○ Review of revised draft ZBL (Draft #2)○ Recommend public meeting be held
Tues. July 3, 18	Public Meeting	<ul style="list-style-type: none">○ Obtain public comments on Draft #2
Mon. July 16/18	Council	<ul style="list-style-type: none">○ Review public meeting comments○ Potentially recommend to Council for approval

Please be advised Council has been provided with a working draft version of the South Huron Comprehensive Zoning By-law. Minor text changes and formatting modifications will be made between release of this draft document to Council, and before formal release to the public prior to the noted Open House.

I will be present at the next Council meeting to speak to this report and provide further elaboration as required.

Sincerely,

Sarah Smith, Planner

