



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#SHu D14-Z05/18)

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 Meeting on August 13, 2018.

RECOMMENDATION

That Council receive this report for information and that Third and Final reading be granted to By-law #51-2018.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 34239 Dashwood Road and legally as Conc LRE W PT Gore Lot 7 AS RP 22R4348 PART 1, Stephen Ward. This application was submitted concurrently with an Official Plan Amendment application to Huron County, file SHu OPA #13. The concurrent Official Plan amendment proposed to re-designate the subject lands from Community Facility to Highway Commercial to permit future commercial uses on this parcel. Under this current rezoning application, it is proposed to rezone the subject lands from Institutional (I1) zone to Highway Commercial Special Provisions (HC1-14).

The area proposed to be rezoned are approximately 8.62 acres (3.48 hectares) of land historically used as a Huron County Public Works yard, and currently has a vacant building.

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

Notice of Public Meeting for Zoning By-law amendment file SHu D14-Z05-2018 was circulated under Planning Act requirements and held at the June 4th, 2018 South Huron Council meeting. At this meeting, South Huron Council received a Planning staff report on Official Plan file SHu OPA#13 and Zoning By-law Amendment file #SHu D14-Z05-2018. It was recommended that the proposed Official Plan amendment be approved by Huron County. South Huron Council reviewed the accompanying Zoning By-law amendment for zoning file D14-Z05-2018 and gave first and second reading of the associated Zoning By-law, with third and final reading to follow after OPA #13 was approved by Huron County.

Huron County approved Official Plan Amendment SHu OPA#13 on June 18, 2018. Notice of Approval was circulated per the Planning Act requirements on June 29, 2018. The related 20 day appeal period ended on July 21, 2018. No appeals were received and the Official Plan Amendment is in full force and effect. This accompanying Zoning By-law Amendment is being brought back to South Huron Council for third and final reading of By-law #51-2018 as the Official Plan Amendment has received approval.

Figure 1: Aerial View of Subject Site.



Figures 2 and 3: Photos of subject lands.



STAFF AND AGENCY COMMENTS

This report has been prepared to accompany third and final reading of By-law #51-2018.

The statutory public meeting for the Zoning By-law amendment was held at the June 4th, 2018 South Huron Council meeting. No further correspondence has been received on this file.

SUMMARY

For the reasons outlined above, and as the related Official Plan Amendment (SHu OPA#13) has been approved by Huron County and is in full force and effect, it is recommended that rezoning application SHu D14-Z05-2018 be approved and that third and final reading be given to By-law #51-2018.

I will be in attendance at the Council meeting to answer questions on this report.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner