



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-09/18)
Zoning By-law Amendment from Recreational Commercial (RC3) to Recreational Residential Special Provisions (RC1-2).

Location: Stephen Con LRW Pt Lots 2; and 3 Plan 125 PT Lots 143; to 145 187 188 196 to 200; Plan 127 PT BLK C Plan 129; PT BLK a RP 22R2797 Parts 3 (70671 Bluewater Highway)

Applicant: Michael Forrester

Owner: Oakwood Inn Golf and Country Club (Grand Bend) Inc.

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

This rezoning application (#D14-09/2018) is a condition of consent file #B57/2015 which was granted approval with conditions by Huron County. This rezoning application will satisfy a condition of consent. It is recommended that this application for rezoning **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally as 70671 Bluewater Highway, and legally as Stephen Con LRW Pt Lots 2; and 3 Plan 125 PT Lots 143; to 145 187 188 196 to 200; Plan 127 PT BLK C Plan 129; PT BLK a RP 22R2797 Parts 3, Stephen Ward. Huron County approved an application for boundary adjustment on this parcel to add lands to an abutting property (#B57/2015); the severed parcel must be rezoned to match the zoning of the lands to which it is to be added to. This rezoning was made a condition of consent #B57/2015.

By way of this zoning by-law amendment, the lands to be severed are proposed to be rezoned from RC3 (Recreational Commercial) to RC1-2 (Recreational Residential Special Provisions) to match the zoning of the recreation residential parcel to which the lands will be added.

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

Figure 1: Aerial of Subject Property. Severed Parcel identified in Red. Retained Parcel identified in Yellow.

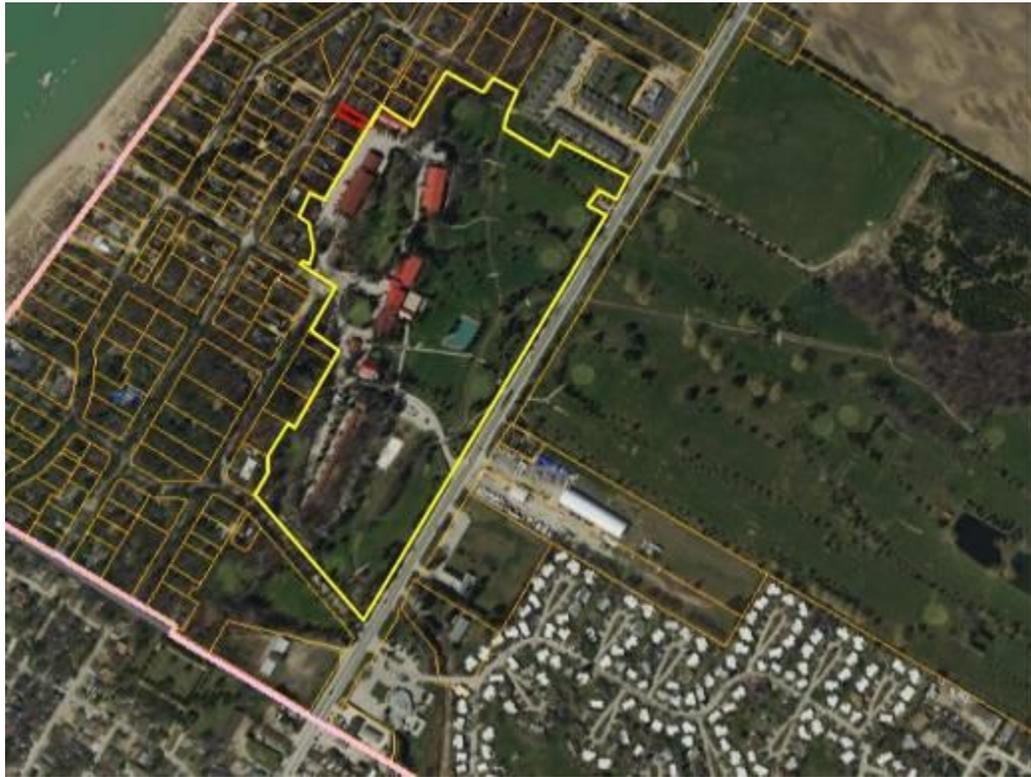
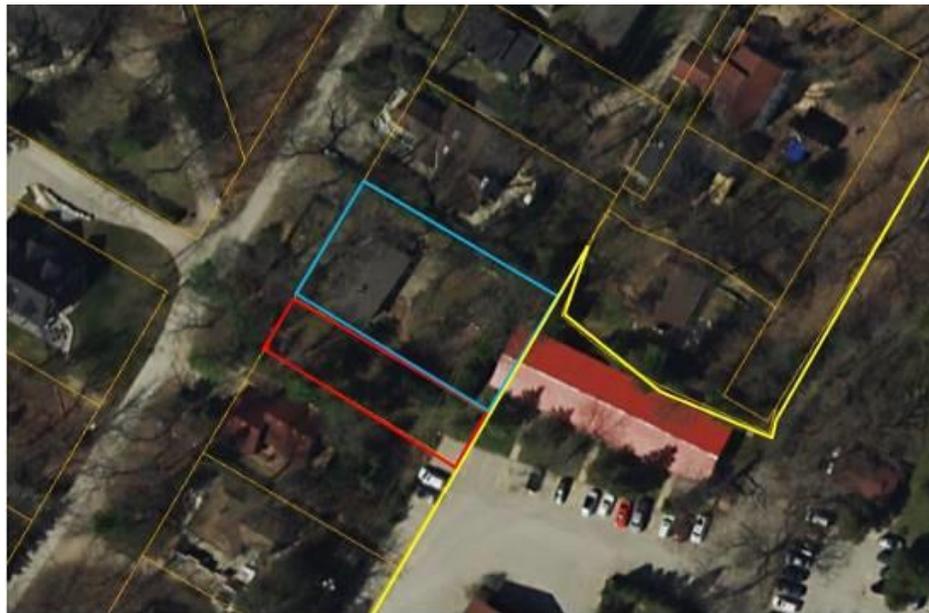


Figure 2: Aerial of Severed Parcel.



Severed Retained Lands to which Severed is to be added

Figure 3: Photos of severed parcel. View facing West.



Figure 4 and 5: View of Subject Lands/severed parcel facing east. Lands severed parcel is to be added to on left of image.



COMMENTS

The subject lands at 70671 Bluewater Highway are currently designated Recreational in the South Huron Official Plan. The lands to which the severed parcel will be added, 34 Forest Avenue are designated Lakeshore Residential in the South Huron Official Plan. Under General Interpretation Section 14.3.1 of the South Huron Official Plan, the lands to be severed can automatically be changed to the Lakeshore Residential designation to match the designation of the parcel the severed piece is to be added to. This will not require a formal application to amend the South Huron Official Plan.

The subject lands at 70671 Bluewater Highway are currently zoned RC3 (Recreational

Commercial). The lands to which the severed parcel are proposed to be added to are zoned Recreational Residential Special Provisions (RC1-2). A rezoning from RC3 to RC1-2 to recognize a residential use is in keeping with the zoning of the lands to which the severed parcel will be added to, and also meets a condition of consent #B57/2015.

This report has been prepared in advance of the public meeting. At the time of preparation no comments were received from the public or agencies. Further comments may arise at the public meeting.

SUMMARY

This zoning by-law amendment is a condition of consent #B57/2015. If approved, this zoning By-law amendment will satisfy a condition of consent #B57/2015.

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, BES
Planner