



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-03/18)
Zoning By-law Amendment to permit Site Specific Zone Provisions in the Recreational Trailer Park and Campground Special Provisions Zone (RC2-1)

Location: Conc N BDY E PT Lot 35 (36501 Dashwood Road)

Applicant: Randy Glazier

Owner: Randy Glazier

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

RECOMMENDATION

This rezoning application (#D14-03/18) conforms to the provisions of the South Huron Official Plan and it is recommend that this application **be approved**.

PURPOSE AND EFFECT

This By-law affects the property known municipally at 36501 Dashwood Road, and legally as Conc N BDY E PT Lot 35, Stephen Ward. The subject lands are zoned Recreational Trailer Park and Campground Special Provisions (RC2-1) which permits a campground and trailer park, as well as accessory uses. The applicant wishes to amend the existing RC2-1 site specific zoning on this property to allow for the construction of an accessory work shed for the campground and is seeking relief from height and location for the accessory structure. The applicant is also requesting site specific zoning to permit main building height of 11 metres for future construction of a permanent roof/building above the existing pool. The applicant is requesting the following through this amendment to the Township of Stephen Zoning By-law:

1. Relief from Section 3.11.2 to permit an accessory structure in the front yard when General Provisions prohibit accessory structures to be located in the front yard.
2. Relief from Section 3.11.3 to permit an accessory structure at a height of 7m when 6m maximum is permitted in the Zoning By-law.
3. Relief from Section 12.4.1 to permit a main building height of 11 metres when main building height is permitted to a maximum of 9 metres.



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

Figure 1: Aerial of Subject Property.



Figure 2: Aerial of subject parcel with approximate areas under this rezoning application identified.



-  Approximate area of proposed accessory shed in front yard with height of 7m.
-  Approximate area of proposed building over existing pool.

Figures 3 and 4: Photos of subject lands with approximate area of proposed work shed shown in blue.



Figure 5: Applicant sketches of proposed work shed building, building location, and building elevations.

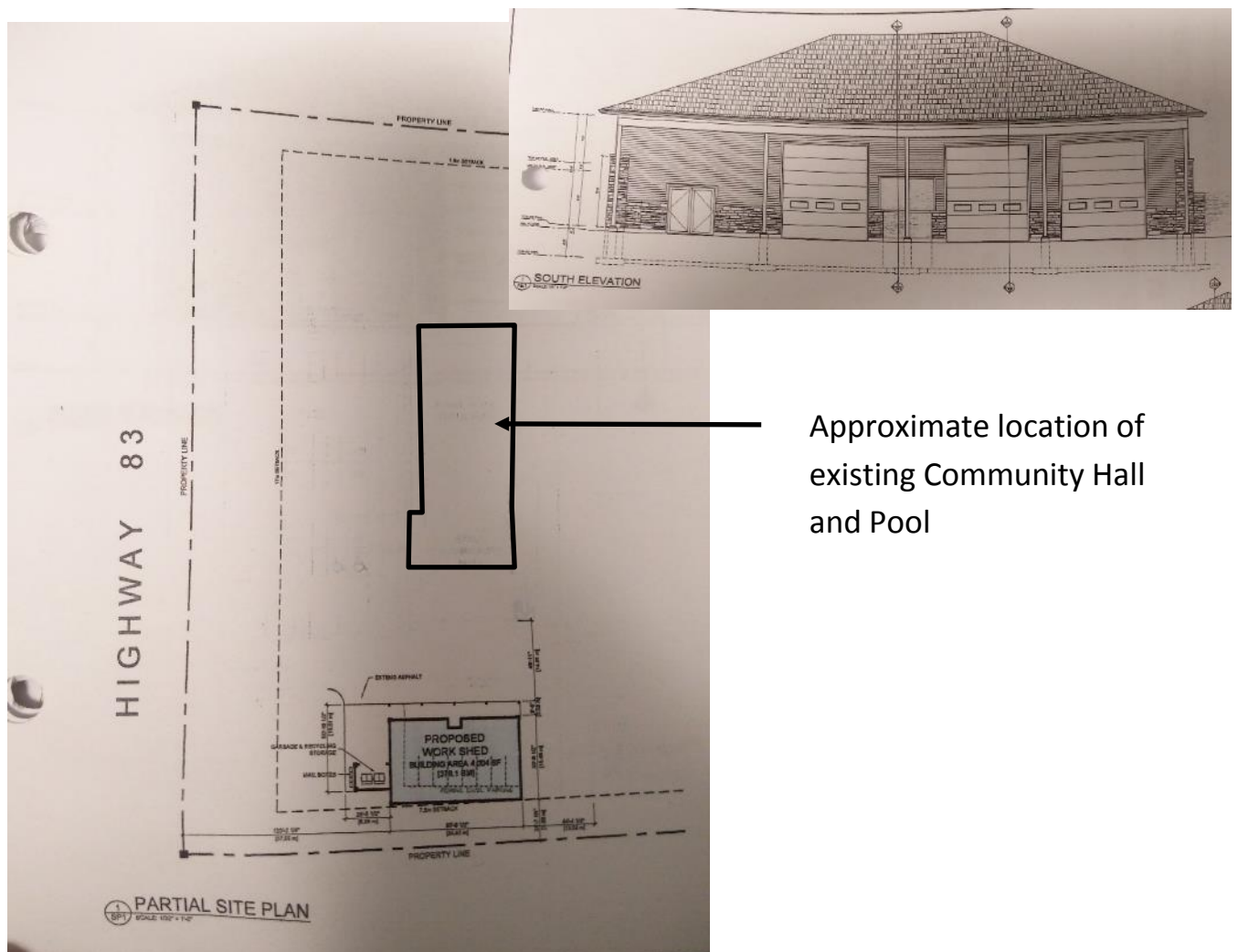


Figure 6: Existing pool cover attached to existing Community Hall. Applicant wishes to erect future building extension over pool.



Figure 7: Sample elevation drawings of proposed future pool building/structure.



COMMENTS

The portions of the subject property impacted by the proposed special provisions are designated Recreational in the Municipality of South Huron Official Plan. The Recreational Trailer Park and Campground use was permitted on this site through Site Specific Zoning and previous amendment to the Township of Stephen Zoning By-law. The RC2-1 zone includes special provisions that speak to permitted structures, density and development regulations, and site regulations for individual campground units. The applicant requests additional site specific zone provisions to build a work shed for the operation of the campground (Birchbark Trailer Park) in the front yard of the site, and requests a height of 7 metres for this structure. The applicant also requests site specific special provisions for a future building over the existing pool and has requested an increase in permitted height of

this structure to 11 metres. The merits of these additional site specific requests will be evaluated in this report through applicable local policies and documents.

South Huron Official Plan and Township of Stephen Zoning By-law

The South Huron Official Plan recognizes the Birchbark Trailer Park as a Recreational resource, being those that cater to the travelling public and tourists, in addition to local residents. The Plan also establishes the demand for Recreational uses, and the balance between agricultural areas and natural environment features. The proposed work shed, with front yard location and height, and future structure over the pool are permitted uses on this property under the existing Recreational designation of this property.

Accessory Building in Front Yard with Height of 7metres

Under the existing RC2-1 zone, the proposed work shed would be considered an accessory use to the main campground for works and servicing of the property. This shed is permitted under the zone provisions as an accessory use. Under the Township of Stephen Zoning By-law General Provisions, accessory structures are not permitted in the front yard and are capped at a maximum building height of 6 metres.

In review of the request for this structure to be built in the front yard, the overall site and functionality should be reviewed. The main use, and most visible use on the site is the existing Community Hall; this structure is the predominate use on the site and sets the character of the site with frontage along Highway 83. On review of the sketches and proposed building location as submitted by the applicant, the proposed accessory structure is technically in the front yard, but the majority of the structure still maintains a building line behind or in line with the main Community Hall use on this site. The applicant has noted the desire to locate in this area of the site for function and servicing of the overall lot, and to utilize the existing paved parking area/driveway. The submitted sketch also shows the intent to use this building to help hide garbage and recycling storage containers that currently exist in open air on the site, therefore also improving the visual aesthetics of this property.

The request for increased height (7 metres when 6 metres is permitted) is for equipment storage and building design. In support of the application, sample elevation drawings were provided by the applicant and these illustrate a design with enhanced façade features and building materials similar to, and to work in combination with the existing Community Hall on this site. It is evident design measures have been proposed to ensure this storage shed is complementary of the existing site and to work in combination/complementary with the more prominent main building on the site. Allowing one accessory structure at similar setback to the main existing building, and of similar building design should ensure the two remain complementary of one another, and also allows for site servicing and maintenance.

For these reasons, the request for an accessory structure in the front yard, and an increased

height for this structure are deemed supportable.

Main Building Height of 11 metres

The request for increased building height of main building to 11 metres when 9 metres is permitted is requested to accommodate a future proposed building on this site. Based on the plans submitted, it is understood the applicant wishes to extend the existing Community Hall building by removing the current soft cover over the existing pool and constructing a permanent year round building. Although the height is proposed above the permitted maximum, building elevations show the proposed addition will maintain height and massing of the existing Community Hall. Utilizing a more permanent structure with similar building massing, as well as similar building design elements and features should increase the aesthetic presence of this building from Highway 83. One unified built structure with uniform building elements is preferred. Further, with the site in the Agricultural area there are no buildings in immediate proximity that this building would be a hindrance to for height, massing, shadowing or general conflict in design and building façade. A building of 11 metres in height should not cause conflict to adjacent lands as a similar structure exists on the site.

For these reasons, a building height of 11 metres can be deemed suitable for this site.

SUMMARY

This Zoning By-law Amendment is consistent with the South Huron Official Plan and Township of Stephen Zoning By-law, it is recommended it **be approved**.

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