



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

To: Mayor and Members of South Huron Council
From: Sarah Smith, Planner
Date: June 22, 2018

Re: South Huron Comprehensive Zoning By-law July 3 Public Meeting

This report is provided for consideration at South Huron Public Meeting July 3rd, 2018 regarding the South Huron Comprehensive Zoning Bylaw.

RECOMMENDATION

That Council receive this report and the South Huron Zoning By-law Draft dated June 22, 2018 for information and following the July 3rd Public Meeting direct that the South Huron Zoning By-law come back to Council on July 16, 2018 for first and second reading.

BACKGROUND

The Municipality of South Huron currently has three separate Zoning By-law (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 Municipality of South Huron and the Huron County Planning Department have been working to prepare a new Comprehensive Zoning By-law for the Municipality of South Huron which combines the existing Zoning By-laws currently in place for the Township of Stephen, Township of Usborne, and Town of Exeter.

Summary of Project History to Date:

- April 16, 2018*
- Summary Report to South Huron Council advising of project status and summary of key changes in new comprehensive zoning by-law
 - Draft Zoning By-law included in Council package – Draft dated April 10th, 2018
 - Request to proceed with Public Open House and Public Meeting
- May 1, 2018*
- Committee of the Whole meeting to review April 10th Draft Zoning Bylaw
 - Review of project history and background of Comprehensive Zoning By-law
 - Summary of key changes or elements by zone
- May 10, 2018*
- Advertised Public Open House regarding draft dated April 10th, 2018
 - Information panels summarizing key changes in Zoning By-law

- Panels of Commercial zones prepared for public to add ideas for additional permitted uses
- Zone maps made available to review site specific property zoning
- Huron County Planning Department staff at meeting to meet with public and discuss by-law and/or properties
- Comment sheets were made available for those within to make comment on the draft By-law

May 17, 2018 - Committee of the Whole meeting to review materials and comments received during Public Open House
- Direction from COW to make changes to Zoning By-law following public open house and prepare South Huron Zoning By-law Draft #2

June 11, 2018 - Committee of the Whole meeting to review South Huron Zoning By-law Draft # 2, dated June 5th, 2018
- Direction from COW to make changes to Zoning By-law following review and prepare South Huron Zoning By-law Draft #3

<i>July 3, 2018</i>	- Advertised public meeting to obtain comments from public on South Huron Zoning By-law <ul style="list-style-type: none">- Draft #2 dated June 5th, 2018 still made available on South Huron website for public access- Draft #3 released for public review dated June 22nd, 2018 (includes changes made as a result of June 11 Committee of the Whole)
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SUMMARY OF CHANGES ON DRAFT #2 AND #3

As a result of the Public Open House, public comments received during advertised public commenting period, and Committee of the Whole Meetings held May 17th and June 11th the following is a summary, but is not an exhaustive list and each respective Draft copy of the Zoning By-law should be reviewed.

Draft # 2 Changes (June 5th, 2018 Draft By-law – changes highlighted in Blue of Draft Document)

- Agri-tourism, On-Farm Diversified Uses, Value Added, and Agricultural Related Uses and Definitions as well as recognition of permitted uses in AG1 zones and AG3 zones accordingly
- Definition of Barrier Free Type A and Type B space
- Modified definition of Personal Services shop
- Removal of “recreational residence” classification in LR1 Lakeshore Residential Zone
- Additional uses throughout commercial zones (C3, C4, C5, C6, and C7 zones);
- Microbrewery definition and added permitted uses in Commercial Zones;
- Height implemented of 10 metres for accessory structures on AG4 properties;
- Permitted encroachments for Awnings, Canopies, Balconies and Signs in Commercial Zones and Barrier-Free Structures;
- Special Provisions added as a result of recent Site Specific Zoning By-law Amendment applications heard before South Huron Council;

- Grammar and formatting changes.

Draft # 3 Changes (June 22nd, 2018 Draft By-law – changes highlighted in Green of Draft Document)

- New definition for Farm Winery and Estate Winery. Recognition that a winery is also referred to as a brewery, cidery, distillery or meadery;
- Additional permitted uses throughout commercial zones (C3, C4, C5, C6, and C7 zones);
- Additional permitted uses permitted in Thames Road Corridor area M1 (light Industrial) and M2 (General Industrial);
- Removal of exceptions to livestock for horse drawn vehicle transportation;
- Addition of accessory building ground floor area cap (100sqm);
- Clarification of extractive setback of 90m for dwelling on same lot and 300m on adjacent lot
- For LR1 (Lakeshore Residential) Zoned properties abutting Lake Huron, the lake is considered the front yard;
- For R1 (Residential Low Density) Zoned properties in Huron Park Residential area, the road is considered the front yard;
- Directive to change yard requirements for front, and interior in Residential zones;
- Removal of 2 main use limit in Highway Commercial Zone;
- Removal of setback requirement to residential for Car Wash;
- Increased height provisions throughout all zones to accommodate for modified definition in ZBL that height is measured as the highest point of a roof.
- Grammar and formatting changes.

NEXT STEPS

The intent of this Public Meeting is to comply with the statutory requirements under the Planning Act that a public meeting be held to provide public and interested individuals the opportunity to make comment before Council on the draft document.

Following the Public Meeting comments received will be recorded and reviewed accordingly. Staff will prepare and finalize a final draft of the South Huron Zoning By-law. It is intended the next version of the Zoning By-law will be brought before South Huron Council for consideration, with potential first and second reading of the by-law, at the July 16th, 2018 Council Meeting.

I will be present at the July 3rd Public Meeting to speak to this report and provide further elaboration as required.

Sincerely,

'original signed by'

Sarah Smith, Planner