

To : Sarah Martin Smith (Planner) [smartin@huroncounty.ca](mailto:smartin@huroncounty.ca)

& [planning@southhuron.ca](mailto:planning@southhuron.ca)

## No More than One Building or 1 Main Use on a property

### Section 24 HIGHWAY COMMERCIAL C3

1. pg 162 Clause 24.8 highway commercial uses Distinguished from Other Commercial Uses.
2. ( See also general provisions Section 3 3.14-pg 69 (duplication?) )

Applies to : all areas subject to the proposed by-law . Larger settlement areas. Specifically to the North West corner of Main Street and Thames Rd. This property assembly is owned by corporations controlled by the Hamather family.

General comments :

1. Perhaps I am reading this incorrectly.
2. The purpose appears to be directed to the downtown area of Exeter.
3. It reads as a punitive restriction that did not exist in the current by-law for Exeter ward or the Thames Road Corridor report.
4. It would appear to be related in the nature of General Provisions section 3 clause 3.14 main buildings and uses per property. This clause may permit exclusions for commercial , but I am a bit confused as to the future outcome of interpretations to be made in combination with Section 24 C3 24.8.
5. This appears to be a protective/directive measure to force development to the core.
6. Left unchallenged the Main and Thames Rd. assembly noted above would surely suffer a reduced development potential.
7. I would suggest this limitation would not be compatible to land assembling.
8. Offering bonuses and realty tax reductions would be a positive incentive instead of penalizing tenant procurement and economic loss with this condition added to current zoning allowed.
9. 24.8 will be challenged by many land owners from Grand Bend to Exeter and beyond.
10. I would strongly suggest this aspect of limitation as a tool to force a planning/OP concept be reconsidered for its merits and effectiveness to landowners affected.

**ADDITIONALLY :**

**Section 24 HIGHWAY COMMERCIAL C3**

**pg 162 CHART OF SETBACKS, YARDS COVERAGE . . . .**

1. Other communities have been permitting and promoting commercial building to be very close to the road allowance and encouraging parking behind the building.
2. Sites within settlement areas as with the traditional downtowns should be considered for this site plan format as an option.
3. All of our customers are the tenants or their site selectors. Out front building location is a part of the development industry.
4. This doesn't reflect any current need. It is a suggestion only.

**Jason Brown**

Facilities Manager & Assisting Park Developments & Expansion

★ 519.235.1530 • 519.870.8442 (cell)

▲ 519.235.2789

■ [jbrown@northlanderindustries.com](mailto:jbrown@northlanderindustries.com)

© [www.northlanderindustries.com](http://www.northlanderindustries.com)

165 Thames Rd. East  
Exeter, Ontario, Canada  
N0M 1S3





# 1 Building or MAIN USE Per Property

## Municipality of South Huron Zoning By-law Section 3 General Provisions

- a personal service shop such as a hairdresser, dressmaker or tailor,
- a service and repair shop, or
- a studio for a teacher of music, art or academic subjects, a photographer, or commercial artists, or a wholly enclosed workshop, and any other use of a similar nature which conforms to the criteria above; but does not include or permit a rooming, lodging or boarding house, convalescent home, clinic, retail shop, or any storage yard or plant for any trade

### 3.13. Loading Space Requirements

The owner or occupant of any property, building or structure in a Commercial, Community Facility or Industrial zone, erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise and raw materials, shall provide and maintain at the premises loading or unloading facilities.

Loading facilities shall be on the property occupied by the building or structure, not form part of a street or lane, and be in the same zone in which such use is located. A loading space shall be 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres.

#### 3.13.1. Access

Access to loading spaces shall be by means of a driveway at least 6 metres wide and lead to a street or lane located within or adjoining the Commercial, Community Facility or Industrial zone.

#### 3.14.1 Surface

The driveways and loading spaces shall be maintained with a stable surface which is treated or finished so as to prevent the raising of dust and shall also have adequate drainage facilities.

#### 3.15.1. Location

The required loading space or spaces shall be located in the interior side yard or rear yard. If set back from the street line a minimum distance of 18 metres the loading space may be located in the exterior side yard or the front yard.

### 3.14. Main Buildings or Main Uses per Property

SEE ALSO 3.26 GEN. PROVISIONS (Duplicate?)

No person shall erect more than 1 main building on a property or establish more than 1 main use on a property except permitted buildings and uses in an Agriculture, Commercial, Community Facility, Disposal, Extractive Industrial, Industrial, Parks & Open Space, Recreational Trailer Park and Campground or Residential - High Density Zone. In addition, more than 1 building or more than 1 main use is permitted where otherwise specified in the applicable zones.

Strongly Disagree  
Very restrictive, discourages LAND ASSEMBLY  
UNDER ONE ownership.  
multiple BLDGS require/BENEFICIAL in  
many uses. *AFM*



C4, C5, C6, C8 zones within the boundaries of the property provided that such areas or materials are located to the rear of the front property line and 3 metres from any side or rear property line. Sale of finished goods permitted in the front of buildings in the C4 zone provided there is no obstruction to the sidewalk.

#### 24.4.3. Planting Strips

Planting strips shall be provided on lands zoned or used for any commercial purpose, including parking areas serving a commercial use, where they abut lands zoned or used for residential, institutional or open space purposes.

#### 24.5. Maximum Number of Uses

A maximum of 2 main uses per lot are permitted in the Highway Commercial (C3) Zone.

#### 24.6. Provisions for Accessory Dwellings, Residential Uses and Uses Accessory to Residential Uses where Permitted

Floor area (minimum)	Fully detached dwelling: 84 sq. m. per dwelling unit Dwelling unit located within a non-residential building: see General Commercial provisions
Front yard (minimum)	7.5 metres
Side yards (minimum)	1.2 metres
Rear yard (minimum)	1.2 metres
Property coverage (maximum)	10 %
Height of dwelling unit component (maximum)	6 metres
Dwellings must not be located in a basement or cellar.	
Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.	

#### 24.8. Highway Commercial Uses Distinguished from Other Commercial Uses

Where the main use is retail, office, studio, shop, recreation, restaurant, clinic, club, personal service, office service, financial service, or another use which could otherwise locate in the core or mixed commercial zones:

- the floor area required by such uses in the zone area must be greater than 1000 square metres;
- a maximum of 2 independently rented or operated units or uses may locate in the zone area at any 1 time.

#### 24.9. Front Yard Planting Area

A planting area of not less than 3 metres in depth abutting the front property line and running the entire width of the property shall be required. The ground surface shall be planted with any combination of shrubs, flower beds or grass. Such planting area shall be maintained at all times, consistent with the season.

*ASm*

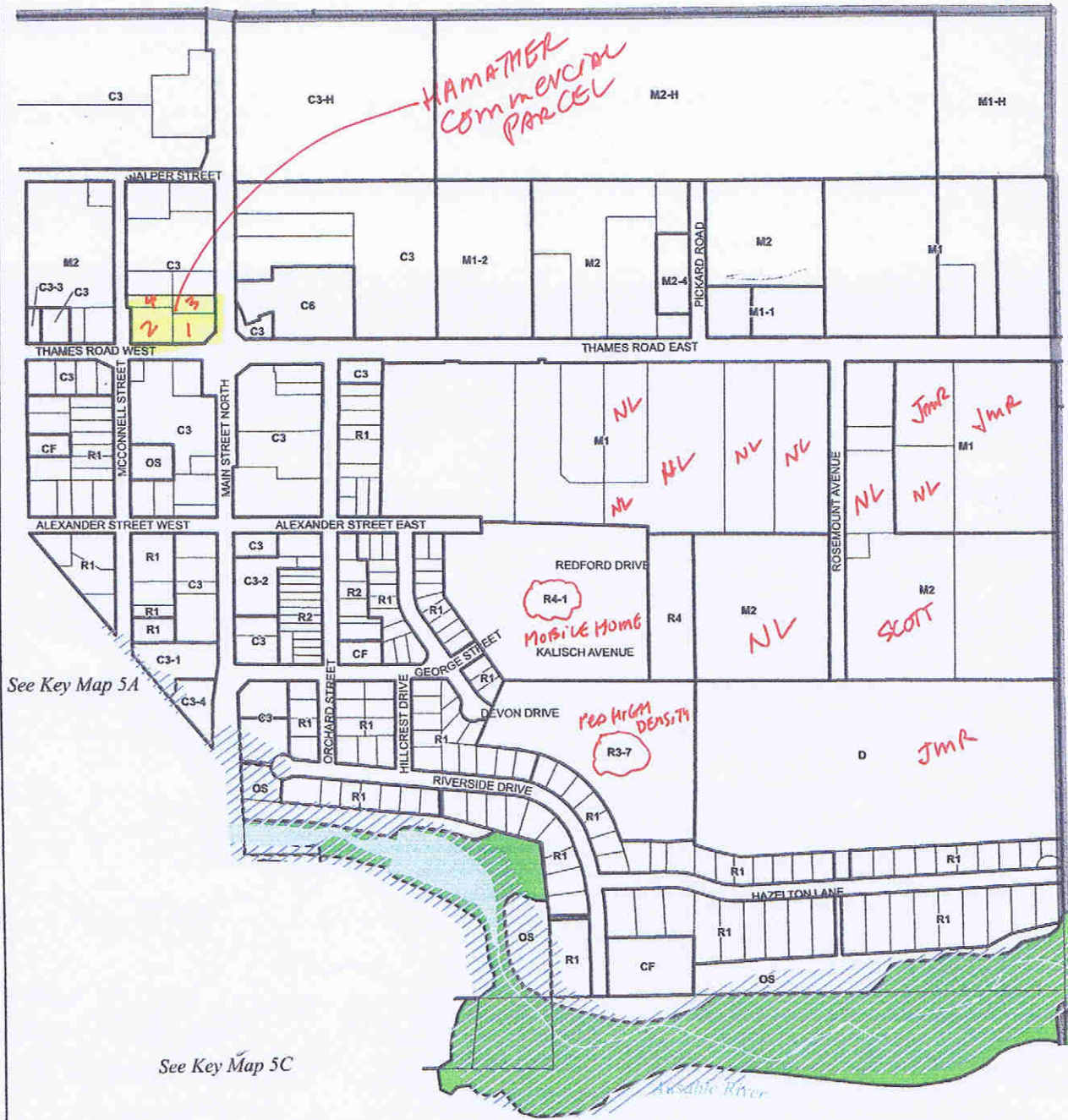
REFERENCE MAPS: 5B, 5E AND OTHERS.

THIS IS A VERY DETRIMENTAL WAY OF PROTECTING THE DOWNTOWN AT THE EXPENSE OF GOOD DEVELOPMENT ELSEWHERE.  
ie: HWY 4 AND 83.



**DRAFT**

See Key Map 5

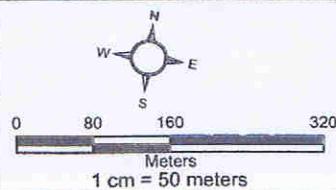


See Key Map 5A

See Key Map 5C

See Key Map 5F

- Property Boundary
- AG1 (Unless otherwise noted)
- Watercourses
- NE2
- Waterbody
- Settlement Boundary
- Floodplain



**NORTH LANDER**

**COMMERCIAL  
MAIN + 83**