

# R.J.'S SERVICE CENTRE

JUNE 24, 2018

14 William Drive  
Crediton, Ontario  
N0M 1M0  
519-234-6505

Municipality of South Huron  
322 Main Street South  
Exeter, Ontario

TO WHOM IT MAY CONCERN:

After looking over the draft changes to the By-Laws for Crediton, Ontario, I have noticed that you have zoned my business as C8 which doesn't include permitted uses of a public garage. This garage has been in service since 1953. I believe it is an oversight that the public garage was omitted from C8 zoning. As per attachments you can see that we were included in the previous zoning and I believe we should be included in the changes that are being drafted at this time. I have run a legal service garage and licensed MTO station for the last twenty-one years servicing the people in the area and employing local mechanics. I am very concerned about how this change will effect my business now and in the future. Please do not hesitate to contact me regarding any questions you have regarding my concerns.

Yours truly,



Ronald Harvey

RECEIVED  
*AMC*



# THE TOWNSHIP OF STEPHEN

LAURENCE R. BROWN

Administrator  
Clerk-Treasurer

LINDA L. OLIVER  
Deputy Clerk

JANE McPHERSON  
Deputy Treasurer

38 VICTORIA ST. E., CREDITON, ONTARIO N0M 1M0 (519) 234-6331 / 237-3750  
ZENITH - 81600 / FAX: (519) 234-6301

September 19, 1997

Ministry of Consumer & Commercial Relations  
Business Regulation Branch  
Motor Vehicle Dealers Act  
555 Yonge St., 3<sup>rd</sup> Floor  
TORONTO, Ontario  
M7A 2H6

Dear Sirs:

Re: Ron Harvey  
R J Service Center  
Plan 213, N. Pt. Lot 2  
14 William Street  
Township of Stephen

We confirm that the above noted property in the Township of Stephen is zoned "Village Commercial" which allows for a full service garage at this location.

We trust this to be sufficient.

Yours truly,

Linda L. Oliver  
Deputy Clerk

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CREDITON SHOP (CURRENT)

VC1

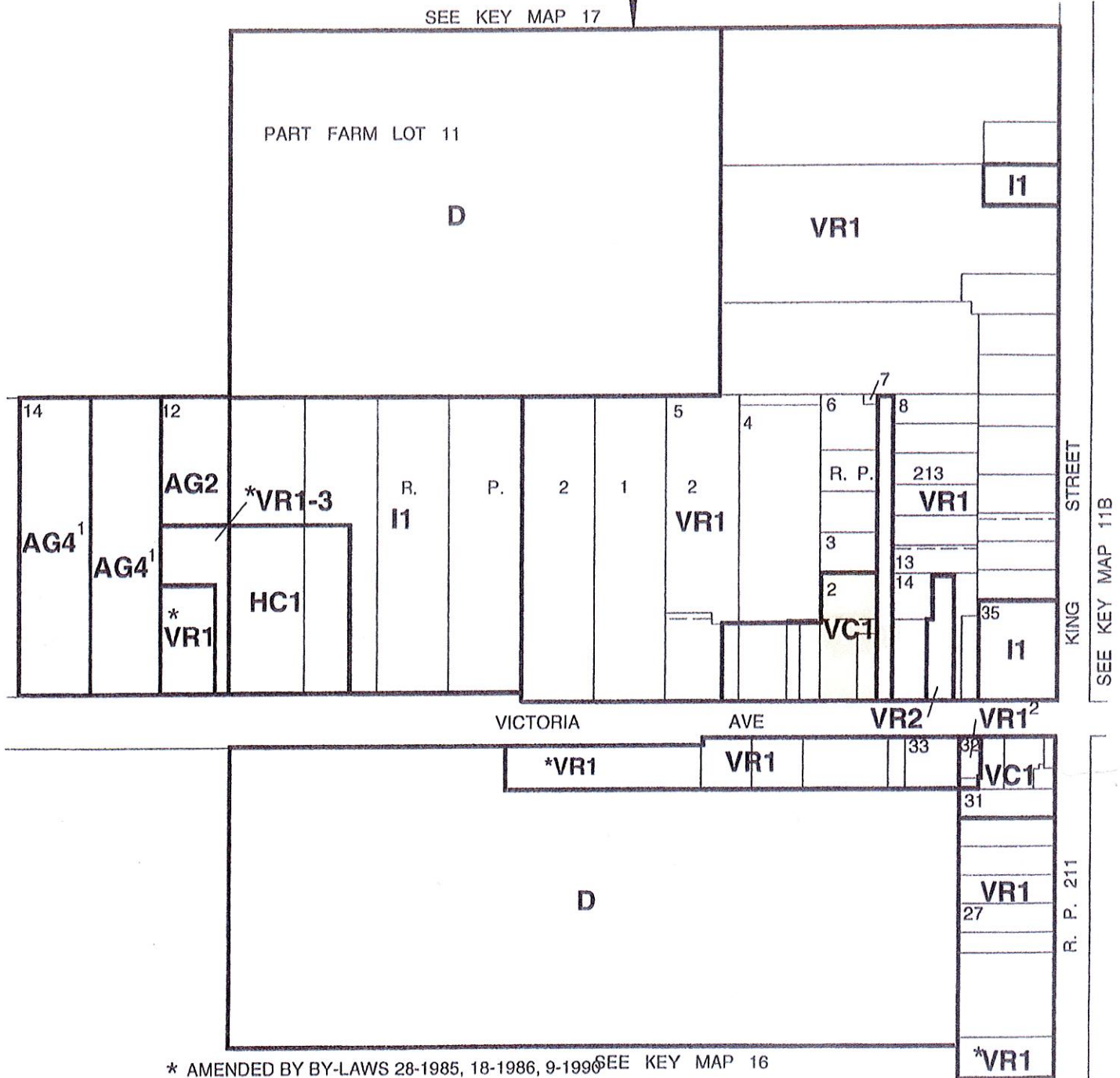


SCHEDULE "A"  
**KEY MAP 11A**  
TOWNSHIP OF STEPHEN

0 25 50 100 METRES

0 100 200 400 FEET

SEE KEY MAP 17



\* AMENDED BY BY-LAWS 28-1985, 18-1986, 9-1990 SEE KEY MAP 16  
1 AMENDED BY BY-LAW 19-2007  
2 AMENDED BY BY-LAW 78-2011



## SECTION 21. VILLAGE COMMERCIAL (VC1)

### 21.1. PERMITTED USES

- 21.1.1. an agricultural supply establishment;
  - 21.1.2. a bank or a financial institution;
  - 21.1.3. a clothing store;
  - 21.1.4. a day nursery;
  - 21.1.5. a dwelling unit(s) accessory to a permitted use;
  - 21.1.6. a food store;
  - 21.1.7. a service station;
  - 21.1.8. a general store;
  - 21.1.9. a greenhouse, commercial;
  - 21.1.10. a hotel;
  - 21.1.11. an office use or clinic;
  - 21.1.12. a parking area;
  - 21.1.13. a private club;
  - 21.1.14. a public garage;
  - 21.1.15. a restaurant;
  - 21.1.16. a service shop;
  - 21.1.17. a funeral home;
  - 21.1.18. a hardware store;
  - 21.1.19. uses accessory to the permitted use.
  - 21.1.20. a tools and equipment rental service
  - 21.1.21. sales and service of snowmobiles
- (Amended by By-law 12-1989)

### 21.2. PERMITTED STRUCTURES

- 21.2.1. Buildings and structures for the permitted uses;
- 21.2.2. Buildings and structures accessory to the permitted uses;

### 21.3. ZONE REGULATIONS

	With Public Water	Without Public Water
21.3.1. Lot Area (minimum)	796 sq. m.	1400 sq. m.
21.3.2. Lot Frontage (minimum)	23 metres	30 metres
21.3.3. Front Yard Depth (minimum)	3 metres	3 metres
21.3.4. Side Yard Depth (minimum)	3 metres	3 metres
21.3.5. Ext. Side Yard Depth (minimum)	3 metres	3 metres
21.3.6. Rear Yard Depth (minimum)	7.5 metres	7.5 metres
21.3.7. Lot Coverage (maximum)	40 percent	40 percent
21.3.8. Landscaped Open Space (minimum)	10 percent	10 percent

### 21.4. BUILDING REGULATIONS

- 21.4.1. Building Height (maximum) 12 metres

### 21.5. REGULATIONS FOR ACCESSORY RESIDENTIAL USE

- 21.5.1. Location - other than in basement or cellar.
- 21.5.2. Minimum Floor Area per dwelling unit shall be in accordance with the following:
  - 21.5.2.1. Fully detached residence - 84 sq. m.
  - 21.5.2.2. A residence as part of the non-residential building or structure - 70 sq. m.
- 21.5.3. Access to dwelling units from the adjacent street shall be provided for the exclusive use of the dwelling.

### 21.6. EXISTING BUILDINGS, STRUCTURES AND LOTS

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the day of passing of this By-law.

### 21.7. SPECIAL PROVISIONS

#### 21.7.1 VC1-1

In the area zoned VC1-1 the requirements of the VC1 Zone shall apply in addition to the following special provisions:

- 21.7.1.1. Separation distance between buildings and structures for the permitted uses - minimum 6 metres.

#### 21.7.2. VC1-2 (Amended by By-law 17-1990).

Notwithstanding the provisions of Section 21 to the contrary the following permitted uses will be allowed on the property zoned VC1-2:

- 21.7.2.1. a woodworking shop;
- 21.7.2.2. commercial storage space (inside building);
- 21.7.2.3. a clothing store;
- 21.7.2.4. a day nursery;
- 21.7.2.5. a food store;
- 21.7.2.6. a general store;
- 21.7.2.7. an office use or clinic;
- 21.7.2.8. a service shop;
- 21.7.2.9. a hardware store;
- 21.7.2.10. a tools and equipment rental service;
- 21.7.2.11. uses accessory to the permitted uses.

#### 21.7.3. VC1-3 (Amended by By-law 15-1992)

Further to the provisions of Section 21.1. the area zoned VC1-3 includes the following additional permitted uses:

- 21.7.3.1. monument manufacture, sales and service.

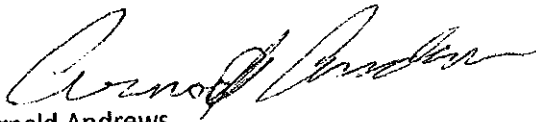
- 21.7.4. Section 3.4. (Non-complying uses) shall be deemed to apply as on the date of passing of this by-law.
- 21.7.5. One parking space per employee shall be provided.
- 21.7.6. Notwithstanding the provisions of Section 3.28 to the contrary, a planting strip or fence shall be provided from the south rear corner of the building

September 26, 2016

TO WHOM IT MAY CONCERN;

I, Arnold Andrews have worked in the Earl Lippert Trucking and Repair Shop during the years of 1961 to 1966 as an employee of Mr. Lippert. To my knowledge this facility has been used as a repair shop since it was the built in 1953.

Your truly,

A handwritten signature in cursive script, appearing to read "Arnold Andrews".

Arnold Andrews  
70078 London Road  
Exeter, Ontario  
519-235-3260

September 30, 2016.

TO WHOM IT MAY CONCERN:

I, Gord Slaght have lived in Crediton since 1959. I moved to 23 William Drive, Crediton in 1969 and resided here to date. The property at 14 William Drive has always been run as a truck repair facility during all my years in this town.

Yours truly,

A handwritten signature in black ink, appearing to read "Gord Slaght", with a long horizontal line extending to the right.

Gord Slaght  
23 William Drive  
Crediton, Ontario  
519-234-6784