

Sarah Smith

From: Scott Currie <scurrie@southhuron.ca>
Sent: June 26, 2018 3:28 PM
To: Sarah Smith
Subject: FW: Comprehensive Zoning By-law

From: Brian Johnston [mailto:djohnston@cabletv.on.ca]
Sent: Tuesday, June 26, 2018 3:25 PM
To: Scott Currie <scurrie@southhuron.ca>
Subject: Comprehensive Zoning By-law

June 26, 2018

Municipality of South Huron
322 Main Street South
P.O. Box 759
Exeter, ON
N0M 1S6

Dear Mayor, Councillors and Officials,

Re: Comprehensive Zoning By-Law Draft Regarding 55 Waterloo Street, Exeter, Ontario

I am writing to rescind my letter dated June 21, 2018 and submit the following concerns.

On June 25, 2018 I met with Sarah Smith, County Planner and reviewed my concerns related to the proposed zoning amendment affecting 55 Waterloo Street, Exeter, ON.

I understand the expansion of commercial uses and the change from Village Commercial (VC1) to Village Commercial (C8). I request that consideration be given to limiting some of the higher intensity commercial uses and the creation of a special C8 zone for this property.

Specifically, I request that the following proposed commercial uses be removed:

- Gasoline station
- Laundromat or dry cleaning establishment
- Refillable propane exchange program

This property known as 55 Waterloo Street, Exeter and the surrounding residential area are designated as Residential on the Official Plan. The surrounding neighbourhood is zoned residential with many single family homes in existence.

These higher intensity commercial uses proposed for this property are not compatible with the strong existing residential neighbourhood or the spirit of the Official Plan Residential designation. Public safety issues, hazardous materials on site, increased local traffic, increased noise, and obnoxious odours have a serious potential to negatively affect the people residing nearby.

Please keep me informed of proceedings.

Respectfully submitted,

Brian Johnston
60 Waterloo Street
Exeter, ON
N0M 1S2
djohnston@cabletv.on.ca
519-235-0741

June 21, 2018

Municipality of South Huron
322 Main Street South
P.O. Box 759
Exeter, ON
N0M 1S6

Dear Mayor, Councillors and Officials,

Re: Comprehensive Zoning By-Law Draft Regarding 55 Waterloo Street,
Exeter, Ontario

Please accept this letter as my written representation giving comment to the proposed expansion of commercial uses for the above mentioned property. I reside in close proximity to this affected property.

Official Plan designation- Residential

Current Zoning- VC1

Current use- legal non-conforming auto body shop

Proposed zoning- C8

I object to the proposed zoning classification of C8 applying to this property.

I do not object to the current legal non- conforming use of auto body shop being added to the list of existing permitted uses currently applying to this property.

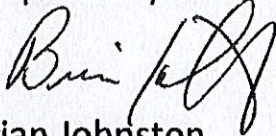
I ask that consideration be given to deleting the uses of restaurant, hotel and service station from the list of existing permitted uses currently applying to this property.

This isolated commercial zone and surrounding residential area is designated as Residential on the Official Plan. The surrounding neighbourhood is zoned residential with many single family homes in existence. I feel that the expansion of new commercial uses on this property is NOT compatible with the strong existing residential neighbourhood or the spirit of the Official Plan Residential designation.

It is my belief that recognizing the current legal non-conforming use and the deletion of the higher intensity commercial uses would be in keeping with the Official Plan designation of Residential, more favourable and much safer for the strong existing residential neighbourhood.

Thank you for this opportunity to comment and please keep me informed of proceedings.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Brian Johnston', with a stylized flourish at the end.

Brian Johnston
60 Waterloo Street
Exeter, ON
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djohnston@cabletv.on.ca
519-235-0741