



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-04/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Commercial Special Provisions (VC1-5)

Location: Plan 221 Lot 11 Lot 12 (145 Centre Street, Dashwood)

Applicant: Municipality of South Huron

Owner: Sandra Volochkov

This report is submitted to South Huron Council for the Public Meeting on May 15, 2017

RECOMMENDATION

This rezoning application (#D14-04/17) is consistent with the Provincial Policy Statement and South Huron Official Plan, and it is recommended that it **be approved**.

PURPOSE AND EFFECT

This rezoning application affects the property known municipally as 145 Centre Street Dashwood. The legal description of the subject lands is Plan 221, Lot 11 and Lot 12, Stephen Ward, Municipality of South Huron. The property is currently zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law and permits a range of commercial uses.

The purpose of this rezoning application is to change the zoning from VC1 (Village Commercial) to VC1-5 (Village Commercial Special Provisions). The intended use of the subject lands is for low density residential uses, specifically a single residential dwelling.

This by-law amends Zoning By-law #12-1984 of the former Township of Stephen. The effect of this application if approved would permit the use of the site for low density residential purposes, and specifically a single residential dwelling.

Figures of the subject lands are on the following pages.

Figure 1: Aerial Photo of Subject Property.



Figures 2 and 3: View of subject lands and existing building.



COMMENTS

Provincial Policy Statement

The Provincial Policy Statement s. 1.1.1b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. Further, Settlement Areas shall be the focus of growth and development, and a range of uses and opportunities for intensification are encouraged, as well as ensuring that their viability and regeneration shall be protected. The subject lands are located in a designated Settlement Area in the South Huron Official Plan and are located in an existing neighbourhood which is predominantly residential.

South Huron Official Plan

The subject property is located within the Daswood Settlement Boundary and is designated Urban in the South Huron Official Plan. Dashwood is identified as a Secondary Settlement Area, being a village along Highway 83 bordering the Municipality of Bluewater. The Official Plan notes that the majority of Dashwood's industry and main commercial stores occur on the Bluewater side and that the majority of Dashwood in Stephen Township is residential.

Lands in Daswood are designated Urban to allow for maximum flexibility in planning and development. Opportunities are encouraged for new residential development, redevelopment, and re-use of existing buildings and services to ensure an efficient concentration of growth, while also providing a broad mix of housing choices of varied type, cost, and affordable units. The proposed residential use is consistent with Official Plan Policy for the area of Dashwood, and implements a residential use that is promoted in this area.

Township of Stephen Zoning By-law (#12-1984)

The subject lands are zoned VC1 (Village Commercial) in the Township of Stephen Zoning By-law. A building exists on the subject lands which has been previously used for a medical clinic and a professional office. The intended use of the subject lands is for residential purposes which is compatible with surrounding residential uses that predominate in this area. Further the Official Plan dictates that changes in land use will be done through an amendment to the Zoning By-law where appropriate; the proposed use would be appropriate for the lands in question and a residential use on this property would complement and be compatible with existing residential uses in this area.

For background purposes, the subject lands were historically zoned for residential purposes so an added use for residential would be in keeping with the area and historic use on this property. In 2012 a zone change was approved for the subject lands which rezoned the lands for commercial uses to permit an office for a local transportation company. As part of the 2012 rezoning application a provision was added to prohibit the

parking of transport trucks on the property to ensure compatibility with neighbouring residential uses. In moving forward with proposed residential uses on this site, it is recommended that same be maintained in the proposed VC1-5 zone should a commercial use ever be reinstated on this property.

For purposes of the accompanying Zoning By-law amendment, it is recommended that the VC1-5 zone include provisions to allow for low density residential uses and accessory buildings and structures per the provisions of the VR1 (Village Residential Low Density) Zone. A provision has also been added for no commercial truck parking.

As the subject lands are designated Urban in the South Huron Official Plan, a range of uses are encouraged for this area. Adding a special provision to permit residential uses on the subject lands would allow a use that is compatible with the surrounding area and would reflect a common use existing in this area of Daswwood.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no comments were received from any agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

This Zoning By-law amendment conforms to the policies of the South Huron Official Plan and the Provincial Policy Statement. The proposed zone provisions address the addition of a low density use in the Township of Stephen Zoning By-law. The proposed Zoning By-law amendment for intended residential uses will also allow a use that predominates in the area.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner