



PLANNING & DEVELOPMENT

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

Re: Zoning By-law Amendment Application (#D14-03/17)
Zoning By-law Amendment from Highway Commercial (C5) to Highway Commercial
Special Provisions (C5-13)

Location: Plan 376 Lots 804 & 805 and Plan 376 Lots 806 & 807 (83 and 91 Main Street
North, Exeter)

Applicant: Libro Credit Union c/o James Brown

Owner: Gerald and Alice MacLean

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

RECOMMENDATION

It is recommended this rezoning application **be approved**.

PURPOSE AND EFFECT

This rezoning application affects the properties known municipally as 83 and 91 Main Street North, Exeter. The legal description of the subject lands is Plan 376 Lots 804 & 805 and Plan 376 Lots 806 & 807, Exeter Ward, Municipality of South Huron. The property is currently zoned C5 (Highway Commercial) in the Town of Exeter Zoning By-law and permits a range of highway commercial uses intended to service the travelling public.

The purpose of this rezoning application is to change the zoning from C5 (Highway Commercial) to C5-13 (Highway Commercial Special Provisions). The intended use of the subject lands is for a financial institution.

This by-law amends Zoning By-law #30-1978 of the former Town of Exeter. The effect of this application if approved would permit a financial institution as an additional permitted use on the subject lands.

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 buildings. 81 Main Street in left photo, 91 Main Street in right photo.



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, institutional, recreation and employment areas including industrial and commercial uses that meet long-term needs. Settlement areas shall be the focus of growth and development, and a range of uses and opportunities for intensification and redevelopment are encouraged in these areas. The subject lands are within the Town of Exeter, which is a designated Settlement Area in the South Huron Official Plan. The lands are located in an existing commercial area of Exeter and commercial uses dominate in this area.

South Huron Official Plan

The subject lands are designated Highway Commercial in the South Huron Official Plan. Highway Commercial areas in Exeter are noted as lands preserved primarily for highway commercial uses, and other uses including neighbourhood convenience stores, and large format retail establishments subject to specific Official Plan Policies. The Official Plan does speak further to uses that are discouraged in the Highway Commercial designation which include offices, general retail uses, as well as specific reference to financial institutions, and the intention that these should rather be located in the Historic Core area of the Town of Exeter (Victoria Street south to Waterloo Street). The Official Plan includes policies for large format retail stores which could be located in the Highway Commercial area based on market study and evidence that the use does not undermine the core, or no other locations are available. Overall, the Plan encourages prime retail and services such as financial institutions to be located in the downtown core of Exeter.

To provide case for the proposal, the applicant did include a justification letter with the application and identified a number of properties currently available for sale in the Historic Core and South Bank District where financial institutions are encouraged in the Official Plan. The client noted that available properties do not provide retail space required for the business, and also note interest in staying in the same neighbourhood, available parking, and compatibility of a business use in this area as reasons they feel the proposed use is suitable.

In review of the site and surrounding area, this area of Exeter is designated for Highway Commercial uses. There are a number of larger scale business in this area including restaurants, gas stations and large retail stores that are encouraged in this area, but also a range of office (lawyer and account) and small scale commercial uses. Further, the applicant (Libro Credit Union) currently operates a financial institution in this block of Exeter, and it is understood the intention is to mirror the existing use, and relocate the business to a new larger property and building (following a concurrent deeming application to merge the two properties as one buildable lot) to expand their business and operation in the Town of Exeter.

In review of changing and emerging business trends it is understood some large scale businesses and office uses require larger areas of land to meet market demand and client services than what the downtown core can provide. Further, although the Highway

Commercial designation currently discourages office and financial institutions in this area, there are uses of this nature existing in this area which offer commercial services to the public. There appears to be compatibility between these uses and other large scale retail uses in the area which have existed for some time. Allowing a use on a site specific basis that has historically existed in this area to relocate should not cause detrimental impact on an area that it currently exists in. The relocation may also allow for further development and growth of an existing parcel of land, or introduction of a new business into town. In light of the emerging and changing trends in building and commercial needs in the Town, Official Plan policies for this area could be examined further in staff review. For these reasons it is recommended a financial institution be added as a permitted use on the subject lands on a site specific basis.

Under the South Huron Official Plan, Highway Commercial uses are noted as subject to Site Plan Control. Any proposed works on this site will be subject to municipal review for aspects including parking, accessibility, fire route, servicing and stormwater, landscaping, buffering lighting, grading and drainage etc. The Official Plan also dictates requirements in the Highway Commercial designation in regards to built form, height, massing, building orientation and building design.

Town of Exeter Zoning By-law (#30-1978)

The subject lands are zoned C5 (Highway Commercial) in the Town of Exeter Zoning By-law. A residential dwelling exists on each of the subject parcels, but it is understood the intention is to redevelop this site for a new financial institution. As the subject lands are zoned C5 the intention in this area is for large scale commercial development to serve the travelling public, as well as complement and enhance the economy in the Town of Exeter. Understanding the existing makeup of this area of Exeter, as well as emerging trends in business, a zone change to C5-13 is recommended on a site specific basis to permit a financial institution as an additional permitted use on the subject lands.

As noted previously, C5 zones are subject to Site Plan Control and a full review will be required for development and works proposed on this site.

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 requests the provision of a financial institution on a site specific bases for two Highway Commercial properties in the Town of Exeter. The lands are located in a Highway Commercial zone which permits a range of commercial, and service uses. The relocation of an existing business through added zone provisions is

viewed as compatible in this area given the historic context and like uses.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner