



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

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

Re: Zoning By-law Amendment Application (#D14-05/17)
Zoning By-law Amendment from Village Commercial (VC1) to Village Residential (VR1)

Location: Conc 1 PT Lot 15 Subject to Easement (70794 London Road, Usborne)

Applicant: Timothy DeWeerd

Owner: Timothy and Joy DeWeerd

This report is submitted to South Huron Council for the Public Meeting on June 5, 2017

RECOMMENDATION

This rezoning application (#D14-05/17) 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 70794 London Road. The legal description of the subject lands is Conc 1 Pot Lot 15, Subject to Easement, Usborne Ward. The property is currently zoned VC1 (Village Commercial – General) which permits a range of commercial uses.

The purpose of this rezoning application is to change the zoning from VC1 to VR1 (Village Residential) to recognize a single detached dwelling as the main permitted use. The subject lands are currently occupied by a dwelling used for residential purposes.

This By-law amends Zoning By-law # 13-1984 of the former Township of Usborne. The effect of this application if approved would permit the use of the site for residential purposes as the main permitted use.

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 includes commercial, residential and other mixed uses.

South Huron Official Plan

The subject property is located within the Exeter Settlement Boundary and is designated Historic Core in the South Huron Official Plan. The Historic Core encourages a mix of uses with a focus on preserving the historic character of the Main Street, and the commercial hub of the Town of Exeter.

The Plan states that the Historic Core includes a significant supply of residential housing, including existing well-established neighbourhoods. The Plan also states that existing single detached dwellings will continue to be permitted, while new residential development is to be oriented toward William and Andrew Street. The subject lands include a historic residential dwelling dating back to 1890 per MPAC Records. The current use of the site is for residential purposes and is proposed to continue as same. Formally recognizing a residential use on this site will comply with the Official Plan which acknowledges that residential uses exist in the Historic Core, and that they contribute to the mixed use development in this area of Exeter.

Township of Usborne Zoning By-law (#13-1984)

The subject lands are zoned VC1 (Village Commercial) in the Township of Usborne Zoning By-law. Under this zone, a range of commercial uses are permitted including service commercial, office and other similar uses. A residential building exists on the subject lands; the current and proposed use into the future is to maintain this structure for residential purposes. A request for rezoning to VR1 is proposed to legally recognize the existing residential use and continue with residential uses for the subject lands.

On review of the rezoning request, the existing lot meets minimum VR1 zone requirements for lot frontage, lot depth and lot area. The existing dwelling also meets minimum setbacks for front, side and rear yard setbacks. Any future structures permitted under the proposed VR1 zone would be required to meet minimum setbacks of the respective VR1 Zone. The site has existing access off London Road (Highway 4), and has existing municipal water and sewer services.

Similar residential uses exist in the immediate area; three lots north of the site are used for residential purposes, and are zoned for residential use. Lands abutting both Waterloo Street, and Simcoe Street are also predominately residential uses. A rezoning of the subject lands to a VR1 zone would be complementary of surrounding uses in this area. As noted, the subject lands are currently being used for residential purposes; to this regard, the use being requested through this amendment poses no change to the use existing today. This By-law also ensures the zoning of the site mirrors the use of the subject property.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no formal comments were received from any agencies or the public. I received a telephone call from a neighbour who asked for clarification on the request being sought, but had no concerns. 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 Zoning By-law amendment will recognize residential uses on the site and allow for the continuation of a use that has existed on this property, as well as a use complementary to existing residential uses in this area. It is recommend this rezoning from VC1 to VR1 be approved.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner