

Patterson Planning Consultants Inc.

Digital Submission

Our File: P-479

March 2, 2023

Vanessa Culbert
Planning Coordinator
The Municipality of South Huron
PO Box 759, 322 Main Street South
Exeter, Ontario, Canada,
N0M 1S6

Dear Ms. Culbert:

**Re: 70948 Blue Water Highway
Grand Bend, Municipality of South Huron
Zoning By-Law Amendment Application
Home Hardware Stores Limited**

Patterson Planning Consultants Inc. is pleased to represent Home Hardware Stores Limited (“HHSL”) regarding their property located at 70948 Blue Water Highway, north of Grand Bend in the Municipality of South Huron, County of Huron.

The subject property is currently developed and utilized as a Home Hardware Building Centre. In 2011 a Zoning By-Law Amendment was passed for the subject lands that added “Home Improvement Centre” as a permitted use and allowed storage containers as a permitted accessory use. The zoning applied at that time was “HC1-13” and was applicable to 4.05ha (10ac) of the larger 22.8ac overall site.

Site Plan Approval was also secured to support the operation of the site for the building centre operations. The Site Plan reflected two distinct areas of the site. The first being the area to be developed and utilized for the building centre and additional land area identified as future site development. The combined land area identified in the site plan reflected the 10ac that was appropriately zoned at the time.

The zoning passed at the time could not have progressed if the proposal was not in conformity with the Official Plan. The land use designation for 10ac of the property is “Highway Commercial”. The rezoned area and area defined on the site plan was in accordance with the land use designation.

HHSL are wishing to expand their lumber yard area into the portion of their property that was previously identified as future site development. In that regard, Mr. Matt Runge of MR Engineering and Design had a meeting with municipal staff on January 10th, 2023 regarding a site plan amendment. It was at this time, via Mr. Runge, that HHSL was advised that the zoning of their property had been changed and that in order for the lumber yard expansion to proceed a rezoning would be required.

Patterson Planning Consultants followed up with Mr. Craig Metzger, Senior Planner with the County of Huron, to further discuss the need for a zoning amendment. On February 23rd, 2023 Mr. Metzger confirmed:

- a. *The area of the proposed lumber yard expansion matches the area previously zoned HC1-13 in the former Stephen Zoning By-law;*
- b. *The lumber yard expansion area is designated Highway Commercial in the South Huron Official Plan;*
- c. *The current C3-14 on the property permitting the home improvement centre does not include the lands for the proposed lumber yard expansion which are currently zoned AG1 and do not permit a home improvement centre; and*
- d. *A rezoning of the lumber yard expansion area to C3-14 is necessary.*

Mr. Metzger further confirmed that the meeting held by Mr. Runge on January 23, 2023 would constitute the formal Pre-Consultation meeting regarding this matter. Further, it was confirmed that no studies will be required in support of the rezoning application.

Please accept this letter as part of our formal digital submission/ request for a Zoning By-law amendment to rezone the lumber yard expansion area to "C3-14" in conformity to the Official Plan and to support the success of the existing business.

The application fee of \$2067.00 payable to the Municipality of South Huron has been issued by HHSL and has been couriered to your attention.

Patterson Planning Consultants will also reach out to the MTO to discuss this application.

If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Patterson Planning Consultants Inc.



Scott J. Patterson, BA, CPT, MCIP, RPP
Principal

SP/s