

**THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE AGENDA**



Date: Tuesday, September 5, 2017
Time: 7:00 p.m.
Location: HELD IN THE TOWNSHIP COUNCIL CHAMBERS

Pages

1. Call to Order

2. Disclosure of Pecuniary Interest

3. File

5

Zoning By-law Amendment

Part Lot 10, Concession 1, Blyth Ward, Township of North Huron (237 King Street)

Owner & Applicant: Blyth Arts & Cultural Initiative 14/19

4. Purpose of this Public Meeting

The purpose of this public meeting is for the Planning Advisory Committee of the Township of North Huron to consult with the public on the zoning amendment identified above.

5. Requirement for the Public Meeting

This Public Meeting is required to be held pursuant to The Planning Act, R.S.O. 1990, as amended, which requires that Council shall hold at least one Public Meeting and that all property owners within 120 metres (400 feet) of the area affected shall be given Notice of the Meeting by the Clerk of the municipality.

Pursuant to The Planning Act, R.S.O. 1990, as amended, Council shall forward to such boards, commissions, authorities, or other agencies as Council considers may have an interest in the proposal sufficient information to enable them to understand it generally.

6. Purpose of the Zoning Amendment

This Zoning By-law Amendment proposes to change the zoning on 237 King Street to Community Facility – Special Zone (CF-5) from Community Facility (CF) to permit the proposed accessory structures and redesigned parking area for the proposed multi-use community centre known as the Grant and Mildred Sparling Centre, or the Canadian Centre for Rural Creativity (CCRC). The special zone permits a maximum of 4 single detached residential units with a maximum floor area of 50m² and that the minimum required number of parking spaces is 48. The residential units are proposed to be short-term housing for individuals participating in the Blyth Festival or through the CCRC.

7. Comments of the Huron County Planner

Planner is/isn't present to provide verbal comments.

See attached report from the Huron County Planning & Development Department dated August 30, 2017 prepared by Laura Young, Planner.

8. Comments of the Applicant and/or Agent

Applicant or Agent is/isn't present to provide verbal and/or written comments.

9. Comments of Others

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the by-law is passed, the person or public body is not entitled to appeal the decision of the Township of North Huron to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

Members of the public are asked to provide comment.

10. Planning Advisory Committee Members' Questions and/or Comments

Members of the Planning Advisory Committee are asked for any questions or comments and reminded that a motion for the recommendation of the Committee will be called for toward the end of the public meeting (Agenda item 13).

11. Zoning By-law Procedure Following Public Meeting

- This is a Public Meeting of the Planning Advisory Committee, not a Council Meeting; thus a decision of Council may or may not be made this evening.

- If the By-law is passed by Council, the Clerk is required to send Notice of the Passing of the By-law to all persons and agencies notified of this Public Meeting.

- There is a 20 day objection period from the time Notice of Passing of the By-law has been mailed by first class post, wherein submissions/letters of objection or support in respect to the passing of the by-law, will be received by the Clerk.

- If an objection is received, an Appeal is lodged with the Ontario Municipal Board (OMB) and at that point the Township no longer has any control over the time factor involved.

- If Council does not pass the by-law, the applicant may Appeal to the Ontario Municipal Board (OMB).

- If the by-law is passed and no objections are received within the objection period, the Clerk certifies that the by-law is in force and of effect as of the date of its passing and Notice is forwarded to the Huron County Planning & Development Department.

12. Recommendation of the Huron County Planning & Development Department

Planner states recommendation. In the absence of the Planner the recommendation is read from the attached report from the Huron County Planning and Development Department.

It is recommended that the application for a zoning by-law amendment be **approved**.

13. Recommendation to Council from the Planning Advisory Committee

Note: (Only one of the following recommendations can be made by the Planning Advisory Committee - the wording of the possible recommendations are generic and may be augmented by the Planning Advisory Committee)

- A.) That the Zoning Amendment be approved.
- B.) That the Zoning Amendment be deferred.
- a. more information; or
- b. confirmation that a particular standard has been met; or
- c. notice that a related planning application has been passed by the County of Huron.
- C.) That the Zoning Amendment be denied.

	A. Effect of Public Comments on Decision of Council	B. Effect of Agency Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
1. Council agrees with effects of input as contained in the planning report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	Council concurs with the planning report regarding the effect of public and agency comments on the decision.
2. No comments received	No public comments were received on this application so there was no effect on the decision.	No agency comments were received on this application so there was no effect on the decision.
3. Supportive comments received	Public comments were received in support of the application, the effect of which resulted in a decision to approve the application.	Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.
4. Concerns raised were addressed through conditions to approval or changes to mapping or text amendment	Public comments were received on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).	Comments were received from agencies on the issue(s) of _____. The comments were address through (conditions to approval/changes to the mapping or text of the amendment).
5. Concerns raised did not influence the decision	Public comments were received on the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of

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	application.	Council to (approve/deny) the application.
6. Concerns raised did influence the decision	Public comments were received on the issue(s) of _____, the effect of which influenced the decision of Council to (approve/deny) the application.	Comments were received from agencies identifying the issue(s) of _____. Comments were thoroughly considered but the effect did not influence the decision of Council to (approve/deny) the application.
7. Comments received in support and opposition to the application	Options from above 1A/3A/4A/5A/6A	Options from above 1B/3B/4B/5B/6B
8. Other	Additional wording deemed appropriate by Council	Additional wording deemed appropriate by Council

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Zoning By-law Amendment, Part Lot 10, Concession 1, Blyth Ward, Township of North Huron (237 King Street) Owner & Applicant: Blyth Arts & Cultural Initiative 14/19; be approved.

14. Adjournment

THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at ... pm.

To: Reeve and Members of North Huron Council
From: Laura Young, Planner
Date: 30 August 2017
Re: **Zoning By-law Amendment, Part Lot 10, Concession 1, Blyth Ward, Township of North Huron (237 King Street)**

RECOMMENDATION

It is recommended that the application for a zoning by-law amendment be **approved**.

PURPOSE and DESCRIPTION

This Zoning By-law Amendment proposes to change the zoning on 237 King Street to Community Facility – Special Zone (CF-5) from Community Facility (CF) to permit the proposed accessory structures and redesigned parking area for the proposed multi-use community centre known as the Grant and Mildred Sparling Centre, or the Canadian Centre for Rural Creativity (CCRC). The special zone permits a maximum of 4 single detached residential units with a maximum floor area of 50m² and that the minimum required number of parking spaces is 48. The residential units are proposed to be short-term housing for individuals participating in the Blyth Festival or through the CCRC.

Figure 1: 2015 Aerial photo of the subject property outlined in blue



Figure 2: Photo of subject property from the intersection of King St and Mill St



Figure 3: Photo of subject property from King Street



Figure 4: Photo of subject property from the intersection of Mill St and Wellington



PLANNING COMMENTS

North Huron Official Plan

The subject property is designated Community Facility in the North Huron Official Plan. The North Huron Official Plan encourages community facility uses to be located in an urban settlement area, such as Blyth. The multiple uses of the proposed CCRC make up a social and administrative community facility, including cultural facilities such as a theatre, and sport facility for the proposed gym. There is also a proposed institutional use for the classrooms and classes proposed to be offered through the CCRC.

Goals for community facility uses are facilities and services that promote interaction, and are in an efficient and accessible location. The proposed use for the addition of the residential units in the Community Facility zone will allow people involved in community activities and festivals to remain in Blyth during their work or volunteer period and also encourage them to stay in a location adjacent to the core commercial area of Blyth. The proposed small scale of the residential units is to minimize impact on the existing residential neighbourhood. The close location to Queen St is also beneficial for walkability to the subject property in lieu of parking on site.

This application is supportive of the goals for Community Facility lands and is supported by the Official Plan policies in Section 6.7. The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

Huron County Official Plan

Policies in the Huron County Official Plan emphasize the need for community services to be located in areas that are accessible and deliver services that consider the existing and future population. The Plan states that public buildings and services should be located to support effective and efficient delivery and that the co-location of multiple uses, where feasible, will promote cost effectiveness and facilitate integration; this is supported by the multi-uses of the proposed CCRC and the additional accessory use of residential units.

North Huron Zoning By-law

The subject property is zoned CF Community Facility. Section 13 of the North Huron Zoning By-law permits the uses of a community centre, which is included under the definition of assembly hall as: “a building or part of a building, in which facilities are provided for such purposes as meetings for charitable, civic, cultural, educational, political, religious or social purposes.”

Section 3.26 of the Zoning By-law requires a minimum of 83 parking spaces to be on-site, as calculated by the proposed uses for the CCRC (Community centre use= 1 space per 4 people of design capacity). The proposed amount of parking spaces on the submitted site design is 48, including the minimum amount for accessible parking spaces, with an additional 10 spaces at the front of the property along the King Street boulevard. The applicant states that full occupancy of the building with all uses operating at the same time is very unlikely and has identified on-street parking spots in the immediate surrounding area (Mill Street and Wellington Street) as an alternative should they be required. They have also identified alternative parking that could be used by people attending the CCRC within a 387m radius- for example, at the Blyth Community Centre or along Queen Street. With the proposed parking area of 48 spaces, the remainder of the subject property will be able to be used as green and open space without spatial limitations from a large parking area.

The proposed use of a maximum of 4 single detached residential units would be recognized in the special Community Facility zone as an accessory use. The applicant's intent is that they are used by artists for the Blyth Festival or the CCRC for short-term accommodation. They would be limited in size with a maximum floor area of 50 square metres and their location would be determined based on the site plan control process.

This application is consistent with the North Huron Zoning By-law.

COMMENTS RECEIVED

There were no comments received from the public during the commenting period. Comments from the Chief Building Official stated the proposed size for the single detached residential units meet the Ontario Building Code square footage minimum requirement. This report was prepared in advance of the Public Meeting and additional planning comments can be provided regarding comments received at the Public Meeting. This property is subject to site plan control.

CONCLUSION

As this application to rezone the subject property is consistent with the Provincial Policy Statement, conforms to the North Huron Official Plan, and is consistent with the North Huron Zoning By-law, it is recommended for approval.

Sincerely,

Original Signed By _____

Laura Young, Planner

Zoning Amendment

Planning Advisory Committee

237 King St, Pt Lot 10, Con 1, Blyth

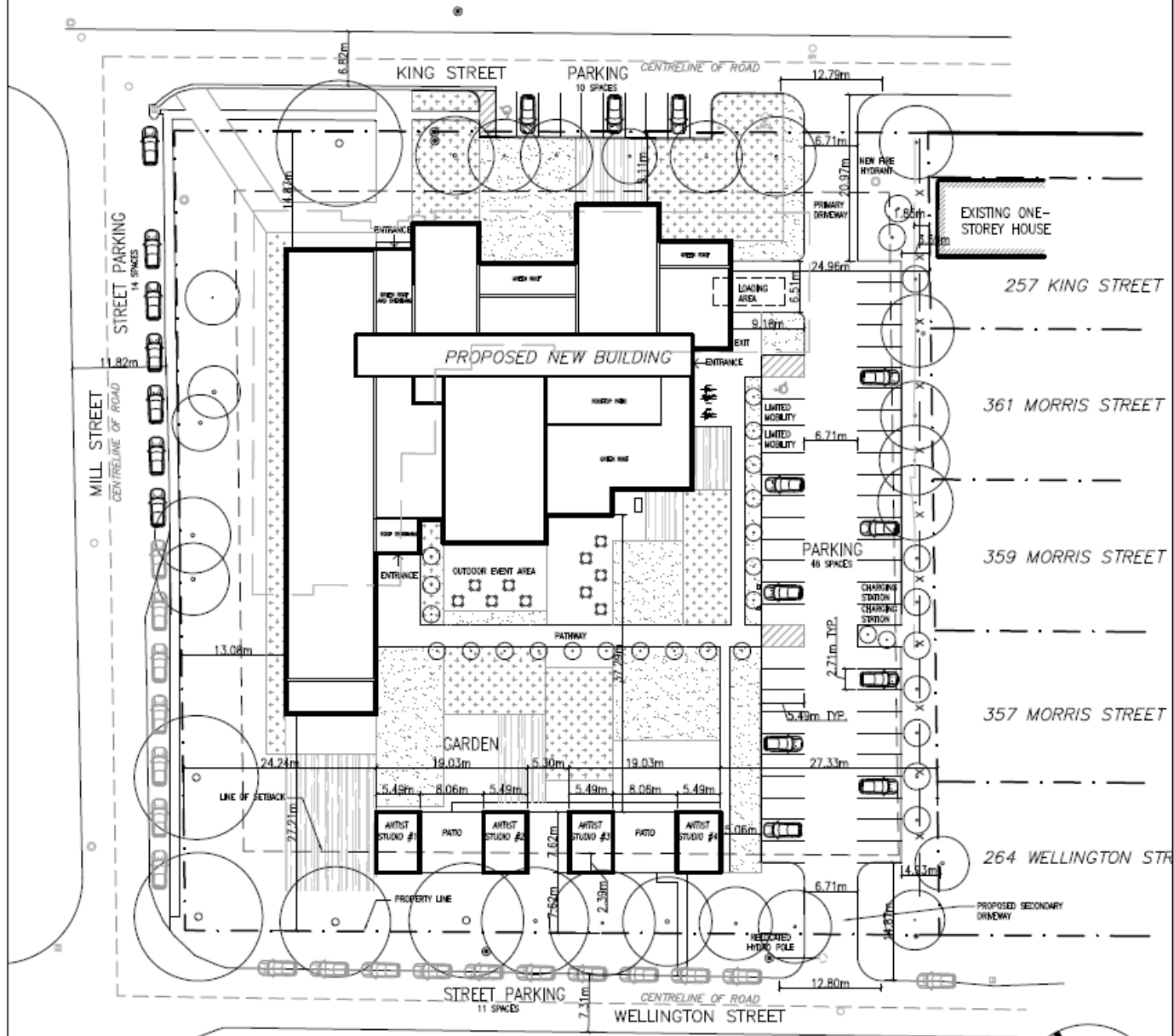
September 5, 2017





237 King Street







Existing front of subject property



Rendered front of proposed building



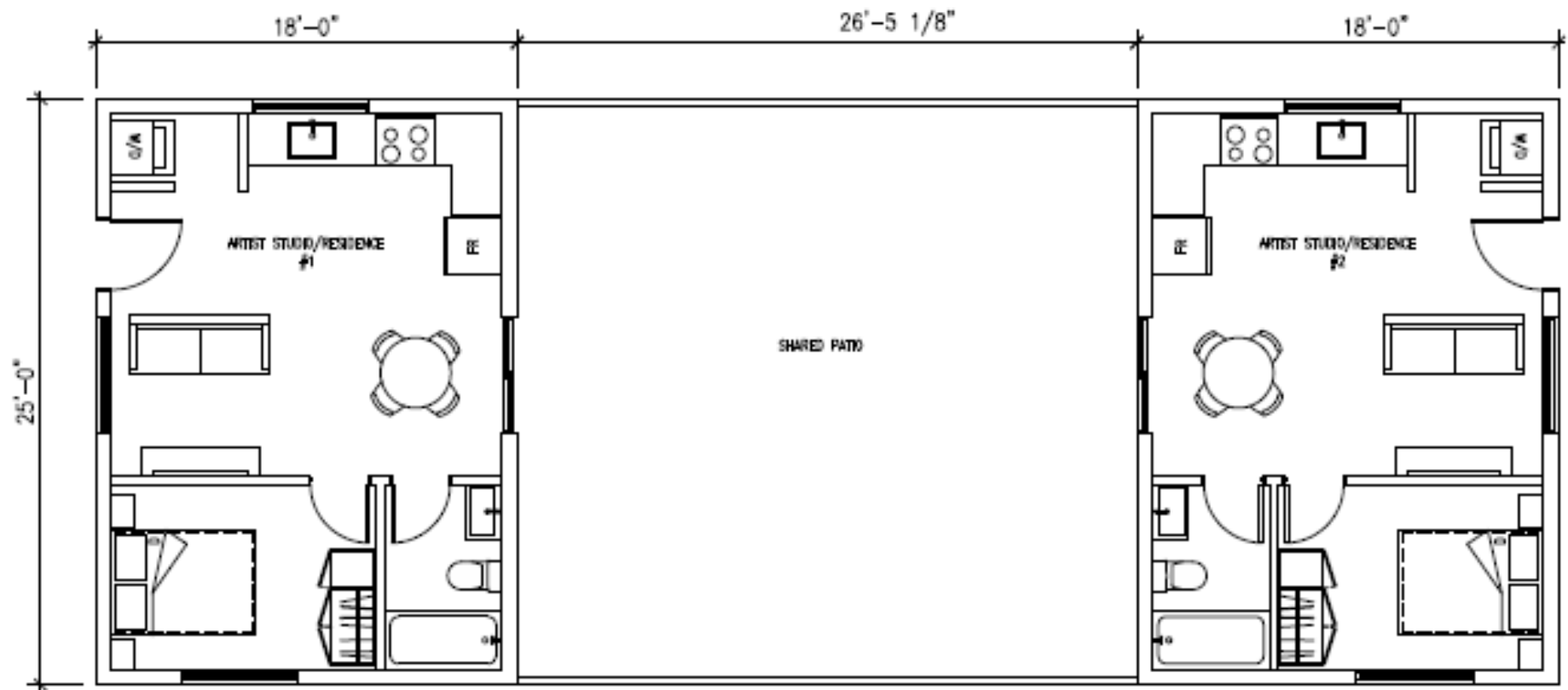
Existing rear of subject property



Rendered rear of proposed building



Rendered interior of proposed building



Proposed interior of residential units

Planning Recommendations

- It is recommended that the Zoning Amendment for 237 King Street be approved
- Plus statement from Council to be included for comments received

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