

MINUTES OF THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE MEETING



Date: Tuesday, September 5, 2017
Time: 7:15 p.m.
Location: HELD IN THE TOWNSHIP COUNCIL CHAMBERS

MEMBERS PRESENT: Reeve Neil Vincent
Deputy Reeve James Campbell
Councillor Ray Hallahan
Councillor Bill Knott
Councillor Yolanda Ritsema-Teeninga
Councillor Trevor Seip
Councillor Brock Vodden

STAFF PRESENT: Dwayne Evans, CAO
Richard Al, Manager of Employee and Business Services
Kathy Adams, Director of Corporate Services/Deputy Clerk
Donna White, Director of Finance
Pat Newson, Director of Recreation and Facilities
Ryan Ladner, Director of Fire and Emergency Services
Larry McGregor, Interim Director of Public Works
Laura Young, Planner

OTHERS PRESENT: Doug Culbert, Peter Smith, Scott Simpson, Heather Dubbeldam, Karen Stewart

1. Call to Order

Deputy Reeve Campbell called the meeting to order at 7:15 pm.

2. Disclosure of Pecuniary Interest

None disclosed.

3. File

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

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

Laura Young, Planner, presented details of the proposed Zoning By-law Amendment.

8. Comments of the Applicant and/or Agent

No comments were received from the public.

9. Comments of Others

Comments from the Chief Building Official indicated that the proposed size for the single detached residential units meet the square footage minimum as required by the Ontario Building Code.

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

A question was received from Councillor Hallahan requesting clarification regarding boulevard parking spots.

A question was received from Councillor Seip regarding responsibility for clearing boulevard parking spots in the winter months.

A question was received from Councillor Seip regarding parking capacities during larger events.

A comment was received from Councillor Knott that parking capacity may be a concern during events particularly if other events are taking place in Blyth at the same time.

A question was received from Deputy Reeve Campbell regarding the use of other accommodations in the area and the impact of this new facility on their business.

A comment was received from Councillor Seip that the accommodations being proposed are unlikely to address the need and current accommodations would should still be well used.

A question was received from Councillor Knott regarding the wording of the notice for this meeting.

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

Laura Young, Planner, recommended approval of the proposed Zoning By-law Amendment.

13. Recommendation to Council from the Planning Advisory Committee

	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 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.
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

PAC09/17
MOVED BY: B. Vodden
SECONDED BY: Y. Ritsema-Teeninga
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.

CARRIED

Council selected options 2A and 3B from the chart.

14. Adjournment

PAC10/17

MOVED BY: T. Seip

SECONDED BY: R. Hallahan

THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at 7:46 pm.

CARRIED

Neil Vincent, Reeve

Richard Al, Clerk