

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



Date: Tuesday, February 16, 2016
Time: 7:00 p.m.
Location: HELD IN THE TOWNSHIP COUNCIL CHAMBERS

Pages

1. Call to Order

2. Disclosure of Pecuniary Interest

3. File

4

Zoning By-law Amendment

Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1,
Blyth Ward, Township of North Huron (518 Dinsley Street)

Owner: Ronald Ferguson and Diane Ruth
Applicant/Agent: Brent Pryce

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 proposed Zoning By-law Amendment affects Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Residential Low Density Zone (R1)'.

The subject lands require a zone change to permit a proposed triplex dwelling structure.

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 February 8, 2016 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 re-zoning **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.

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the Zoning By-law Amendment as it applies to Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street); Owner Ronald Ferguson and Diane Ruth; Applicant Brent Pryce; be approved.

14. Adjournment

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



PLANNING & DEVELOPMENT

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To: Reeve and Members of North Huron Council
Sharon Chambers, CAO
From: Laura Young, Planner
Date: 8 February 2016
Re: **Zoning By-law Amendment, Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street)**
Owner: Ronald Ferguson and Diane Ruth
Applicant/Agent: Brent Pryce

RECOMMENDATION

It is recommended that the application for re-zoning be **approved**.

PURPOSE and DESCRIPTION

This proposed Zoning By-law Amendment affects Plan 174 Lot 1, Part Lot 2, Registered Plan 22R5497 Part 1, Blyth Ward, Township of North Huron (518 Dinsley Street). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Residential Low Density Zone (R1)'.

The subject lands require a zone change to permit a proposed triplex dwelling structure.

COMMENTS

The subject property is designated Residential in the North Huron Official Plan and the application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

This application is supportive of the primary settlement area goals of creating infill lots and intensification and is supported by the Official Plan policies in Section 6.4.3.1.5, the Primary Settlement Areas Residential Policies:

1. New residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.
2. Infilling and residential intensification will occur primarily in established residential neighbourhoods.
7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities are available.

The existing subject property is vacant. The submitted concept drawing was circulated to staff and no concerns regarding access or storm water management were identified. The subject property is located beside a commercial property to the west and residential properties to the north and east.

OTHERS CONSULTED

No comments had been received at the time of writing this report. I will be in attendance at the February 16th public meeting to answer any questions from Council or the public.

Sincerely,

Original Signed By

Laura Young, Planner

PHOTOS OF THE SUBJECT PROPERTY



1. Standing on Dinsley St, viewing subject property



2. Standing on Dinsley St, viewing the west end of the property