

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



Date: Monday, January 9, 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

7

This is a joint meeting for:

i) Official Plan Amendment 11 to the North Huron Official Plan
Plan 414 Part Lots 6 & 7 West, Centre Street, Registered Plan
22R5898 Part 1 (13 John Street East).

ii) Zoning By-law Amendment, Plan 414 Part Lots 6 & 7 West;
Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward,
Township of North Huron (13 John Street East).

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 i) Official Plan Amendment 11 to the North Huron Official Plan;
and ii) the Zoning By-law Amendment identified above.

5. Requirement for the Public Meeting

This Public Meeting is required to be held pursuant to Sections 17,
21; 26(9) of The Planning Act, R.S.O. 1990, as amended, and is
circulated as directed by Section 3, O. Reg 543/06, Amend O. Reg
467/09 and Section 5, O. Reg. 545/06, Amended O. Reg. 470/09 of
The Planning Act, as amended.

6. Purpose of the Zoning Amendment

i) This Official Plan Amendment proposes to change the land use
designation of 13 John Street East (Plan 414 Part Lots 6 & 7 West;
Centre Street, Registered Plan 22R5898 Part 1, from Community
Facility to Residential. This Official Plan Amendment application was
made with a concurrently submitted Zoning Amendment application
to change the zoning on the property of 13 John Street East from
Community Facility Zone (CF) to Residential Medium Density Zone
(R2). The Public Meeting for the Zoning Amendment is also to be
held on January 9th, 2017.

ii) This proposed Zoning By-law Amendment affects Plan 414 Part
Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1,
Wingham Ward, Township of North Huron (13 John Street East).
The By-law proposes to change the zoning to 'Residential Medium
Density Zone (R2)' from 'Community Facility Zone (CF)' to permit
residential development.

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 January 4, 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.

i) Are there any comments regarding the Official Plan Amendment 11 to the North Huron Official Plan?

ii) Are there any comments regarding the proposed North Huron Zoning By-law Amendment?

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).

i) Are there any comments regarding the Official Plan Amendment 11 to the North Huron Official Plan?

ii) Are there any comments regarding the proposed North Huron Zoning By-law Amendment?

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 Zoning By-law and notice of adoption of the Official Plan Amendment 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.
- There is a 20 day appeal period from the day after the Notice of Decision is mailed by the County of Huron for the Official Plan Amendment.
- 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 the by-law is passed and no objections are received within the objection period, the Clerk certifies that the Zoning 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.
- If no appeals are received during the appeal period for the Official Plan Amendment, the County of Huron mails a notice advising that the amendment is in full force and effect to all persons and agencies notified of this Public Meeting.

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.

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).

13.1 Official Plan Amendment

- 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.

WITH the effect of public and agency comments on the decision of Council as per **Choose number (1-8) and letter(s)

(A or B) from the chart for received comments**

Effect of Public and Agency Comments on Decision of Council to the Planning application (Pursuant to Sections 17, 22, 34, 35, 45, 51 and 53 of the Planning Act, RSO, 1990, as amended)

	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

THAT the Planning Advisory Committee hereby recommends to North Huron Council that Amendment No. 11 to the Official Plan of the Township of North Huron as it applies to Plan 414 Part Lots 6 & 6 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward (13 John Street East) Township of North Huron, be adopted.

13.2 Zoning By-law Amendment

- 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.

WITH the effect of public and agency comments on the decision of Council as per ****Choose number (1-8) and letter(s) (A or B) from the chart for received comments****

Effect of Public and Agency Comments on Decision of Council to the Planning application (Pursuant to Sections 17, 22, 34, 35, 45, 51 and 53 of the Planning Act, RSO, 1990, as amended)

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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.
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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.
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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 amendment to the zoning on Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward (13 John Street East) Township of North Huron, 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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www.huroncounty.ca

To: Reeve and Members of North Huron Council
Sharon Chambers, CAO
From: Laura Young, Planner
Date: 4 January 2017
Re: **Official Plan Amendment 11 to the North Huron Official Plan**
Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1 (13 John Street East)

RECOMMENDATION

It is recommended that Official Plan Amendment No 11 to the North Huron Official Plan be **approved**.

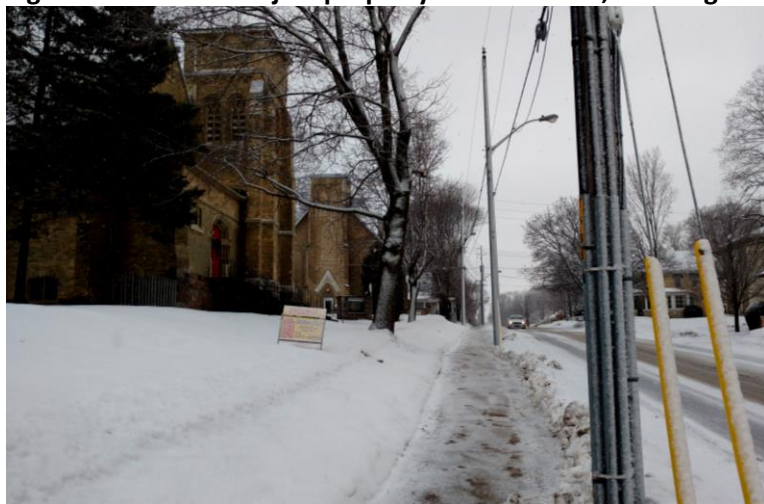
BACKGROUND AND PURPOSE

North Huron owns the property at 13 John Street East in Wingham, which was obtained by the Township during the completion of the demolition of the former manse adjacent to the existing church. The North Huron Official Plan land use designation is Community Facility and the current Zone is Community Facility (CF). North Huron Township listed the property for sale and staff was directed to proceed with the Official Plan Amendment and corresponding Zoning By-law Amendment applications to permit future residential development.

The Notice of Public Meeting for the Official Plan Amendment and Zoning By-law Amendment was circulated December 5th, 2016 and was also posted on the North Huron website on the Planning webpage.

This Official Plan Amendment proposes to change the land use designation of 13 John Street East (Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1) from Community Facility to Residential. This Official Plan Amendment application was made with a concurrently submitted Zoning Amendment application to change the zoning on the property of 13 John St East from Community Facility Zone (CF) to Residential Medium Density Zone (R2). The Public Meeting for the Zoning Amendment is also to be held on January 9th 2017.

Figure 1: Photo of subject property from the east, showing frontage onto John St E



COMMENTS

This proposed Amendment will change the land use designation for 13 John Street East from Community Facility to Residential to permit and encourage residential development. There is a corresponding Zoning Amendment application to change the zone from Community Facility (CF) to Residential Medium Density (R2).

North Huron Official Plan

The Urban Settlement Areas section (Section 6) in the North Huron Official Plan identifies Wingham as a Primary Settlement Area: a location encouraged for infill development where services are available (6.2.4). The Official Plan states that North Huron will encourage intensification in Settlement Areas by permitting increased densities where appropriate for the efficient use of infrastructure (6.3.2.2(a)) and a creative use of building to allow a mix of densities (6.4.3.1.4(2)). Residential development on the subject property is appropriate for the available municipal services and the accompanying rezoning application for an R2 Zone would permit this property to be developed within a range of densities under the R2 Zone from a single detached dwelling to a quadruplex. Development in an R2 Zone for three or more units is subject to site plan control for elements such as on-site parking.

Section 6.4.3.1.5(1) of the Official Plan states that new residential development will be allowed in residential neighbourhoods as infilling or intensification, and that priority will be given to residential intensification in proximity to Main Street. The subject property is located less than one block to the east of Josephine Street and there are existing Medium Density R2 residential properties on Centre Street, the next eastern perpendicular street to John Street. The proposed change in land use would add a residential use close to commercial services, existing similar residential densities and at a location where there was a previous residential use when the manse for the church existed.

Huron County Official Plan

In the Huron County Official Plan, policies for Settlement Patterns encourage increased intensification through infilling and that intensification will respect and be compatible with existing neighbourhood characteristics. As described above, there is existing medium density zoning in the immediate area of the subject property and residential lots of similar size.

Provincial Policy Statement

The 2014 Provincial Policy Statement includes policies for settlement areas that direct planning for new development to occur adjacent to existing built-up areas, such as the commercial corridor of Josephine

Street, and shall have a mix of densities that allow for the efficient use of land, infrastructure and public service facilities. The redevelopment of the subject property is efficiently using a currently vacant property with several options for future residential densities.

COMMENTS RECEIVED

During the public notice posting and circulation period for Official Plan Amendment 11, no comments from the public were received. The vacant property has been severed from the existing church property and while it does have adequate frontage onto a public road, it does not currently have access onto John Street East. Comments from Township staff were received regarding obtaining access for the property from John Street East. Subject to site plan review and Township approval, there is no objection to granting access. The comments received stated that any future development application will need to demonstrate that the proposed access satisfies adequate sight lines and visibility triangle based on fronting street speed.

An Engineer for the Ministry of the Environment and Climate Change was contacted for an opinion on the requirement of a Record of Site Condition for the subject property. It was determined that the existence of the former manse was a residential use and therefore as there is no change in use in that location, no Record of Site Condition would be required.

Figure 2: Photo of subject property from the south



SUMMARY

This report was prepared in advance of the Public Meeting and additional planning comments can be provided regarding comments received at the Public Meeting.

Official Plan Amendment Number 11 for 13 John Street East (Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1) is consistent with the Provincial Policy Statement, and conforms to the Huron County Official Plan and North Huron Official Plan and is recommended for approval.

Sincerely,

'original signed by'

Laura Young, Planner

To: Reeve and Members of North Huron Council
Sharon Chambers, CAO
From: Laura Young, Planner
Date: 4 January 2017
Re: **Zoning By-law Amendment, Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East)**

RECOMMENDATION

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

PURPOSE and DESCRIPTION

North Huron Township owns the property at 13 John Street East in Wingham, which was obtained by the Township during the completion of the demolition of the former manse adjacent to the existing church. Currently the property is designated in the North Huron Official Plan as Community Facility and zoned as Community Facility (CF) in the North Huron Zoning By-law. North Huron Township listed the property for sale and staff was directed to proceed with the Zoning By-law Amendment and corresponding Official Plan Amendment applications to permit future residential development.

This proposed Zoning By-law Amendment affects Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Community Facility Zone (CF)' to permit residential development.

Figure 1: Photo of subject property from the west



PLANNING COMMENTS

The subject property is designated Community Facility in the North Huron Official Plan and there is a corresponding Official Plan Amendment application to change the land use designation to Residential. The Public Meeting for the Official Plan Amendment is January 9th 2017.

The North Huron Official Plan requires that when there is a zoning amendment for medium density residential uses, the following are given consideration (6.4.3.1.5.2): not exceeding a maximum gross density of more than 30 units per hectare; reviewing the compatibility of scale, building height and character; the architectural style; having a high standard of building and site design; connections to municipal services; provision of off-street parking and pedestrian connections; proximity to community and commercial services; and measures to assist compatibility between low density and non-residential uses.

Addressing the above policies from the Official Plan: the existing subject property is vacant and at the time of this application, there is not a specific proposed building design or architectural style. The proposed zoning amendment does not heavily increase the density for the area and a medium density building with the possibility for 1-4 units is not out of character for the surrounding area. The majority of the residential zoning to the west of the subject property is R2 with a variety of the number of units. The subject property is in close proximity to the main commercial corridor in Wingham and provides pedestrian access. Municipal services have been established to be present and there was a former residential unit located on the subject property.

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 for infill development and directing development where services are located.

The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

Figure 2: Subject property from the south



COMMENTS RECEIVED

Comments from Township staff were received regarding access for the property from John Street East. The vacant property has been severed from the existing church property and while it does have adequate frontage onto a public road, it does not currently have access onto John Street East. There is no objection to granting access subject to future development applications demonstrating that the proposed access satisfies adequate sight lines to John Street East. A Record of Site Condition was determined to not be required, as there was previously a residential use on the property when the manse was in existence.

This report was prepared in advance of the Public Meeting and additional planning comments can be provided regarding comments received at the Public Meeting.

Sincerely,

Original Signed By

Laura Young, Planner