

Official Plan Amendment No. 12 & Zoning By-law Amendment

Joint Public Meeting

June 5, 2017



Background to OPA 12 and ZBLA

208 Victoria Street East, Wingham Ward

Subject to an application for an Official Plan Amendment and a Zoning By-law Amendment, the property is currently owned by Kevin and Kerri Dunn. It is also the subject of a severance application to sever the vacant portion of the property and merge it with the abutting land for the Sacred Heart Catholic Elementary School, owned by the Huron-Perth Catholic District School Board.





208 Victoria Street East

Comments Received

- Comments from Township staff had no objection to the proposed amendments.
- Comments from members of the public were received that identified concerns for the proposed amendments regarding:
 - Requiring fencing for subject property from abutting residential properties.
 - Possible increased noise
 - Negative effect on neighbouring residential property values

OPA 12 to the North Huron Official Plan

Zoning: FD- Future Development

Designation: Residential

Proposed land use designation change: Community Facility

- This proposed Amendment will change the land use designation to permit community facility uses, specifically for the abutting Sacred Heart Catholic Elementary School.
- The proposed change in land use would add a community facility use close to existing similar uses and built-up residential neighbourhood and at a location where residential development is not an ideal development proposal.

Subject Property





Subject Property

Proposed Zoning By-law Amendment

Zoning: FD- Future Development

Designation: Residential

Proposed Zone change: CF- Community Facility

- This proposed Amendment will change the zone to permit community facility uses for the proposed elementary school
- Existing abutting community facility uses, supportive of infill development and efficiently using vacant land that is otherwise inaccessible for future development



Subject Property

Planning Recommendations

- It is recommended that Official Plan Amendment No. 12 is adopted
- It is recommended that the proposed Zoning By-law Amendment is approved
- Plus statement from Council to be included for comments received

	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.	
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 issues of _____. The comments were addressed 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.	Agency comments were received on the issue(s) of _____, the effect of which influenced 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