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

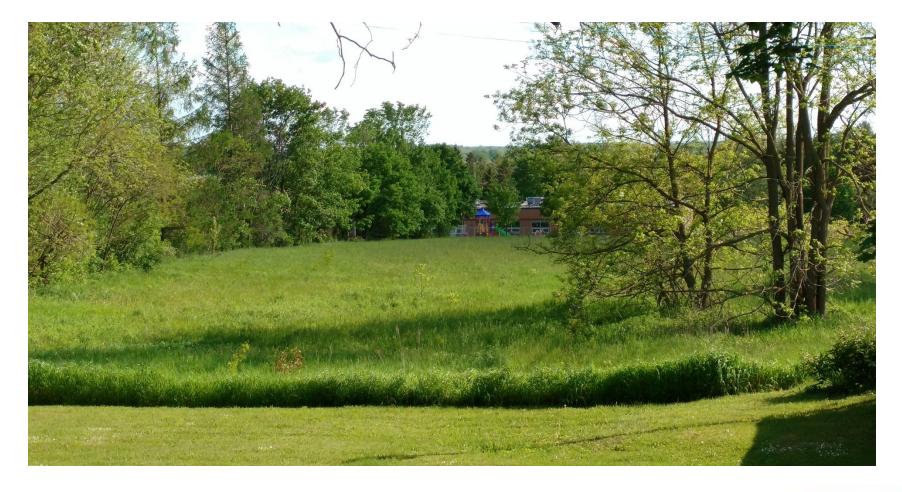
- This proposed Amendment will change the land use designation to permit community facility uses, specifically for the abutting Sacred Heart Catholic Elementary School.
- The proposed change in land use would add a community facility use close to existing similar uses and built-up residential neighbourhood 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	B. Effect of Agency
		Comments on Decision of Council	Comments on Decision of Council (e.g. Planning, Public Works, Health Unit)
effects contain plannin	of input as an ed in the g report	Council concurs with the planning report regarding the effect of public and agency comments on the decision.	
2. No con receive	d red the de	o public comments were ceived on this application so ere was no effect on the ccision.	No agency comments were received on this application so there was no effect on the decision.
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