



PLANNING & DEVELOPMENT

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To: Reeve and Members of North Huron Council
Sharon Chambers, CAO
From: Laura Young, Planner
Date: 31 May 2017
Re: **Official Plan Amendment 12 to the North Huron Official Plan and Zoning By-law
Amendment to the North Huron Zoning By-law**
Part Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East)

OFFICIAL PLAN AMENDMENT 12

RECOMMENDATION

It is recommended that Official Plan Amendment No 12 to the North Huron Official Plan be **adopted**.

BACKGROUND AND PURPOSE

The North Huron Official Plan land use designation for the subject property is Residential and the current Zone of the vacant portion is Future Development (FD). This Official Plan Amendment proposes to change the land use designation of 208 Victoria Street East (Part Lot 4, Concession 1, Wingham Ward) from Residential to Community Facility. The property is currently owned by Kevin and Kerri Dunn and 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.

The Notice of Public Meeting for the Official Plan Amendment and Zoning By-law Amendment was circulated May 11th, 2017.

This Official Plan Amendment application was made with a concurrently submitted Zoning Amendment application to change the zoning on the property from Future Development Zone (FD) to Community Facility Zone (CF). The Public Meeting for the Zoning Amendment is also to be held on June 5th 2017.

Figure 1: Photo of subject property from Victoria Street East showing existing house



Figure 2: Aerial photo of subject property: red outline is area subject to OPA 12 and ZBLA



COMMENTS

This proposed Amendment will change the land use designation for 208 Victoria Street East from Residential to Community Facility to permit community facility use, specifically for an elementary school as an expansion of the play yard area for the abutting Sacred Heart Catholic Elementary School. There is a corresponding Zoning Amendment application to change the zone from Future Development (FD) to Community Facility (CF) and also a corresponding severance application to be considered after the proposed Official Plan Amendment and Zoning Amendment come into effect.

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 identifies a school use as a social and administrative community facility and states that North Huron will encourage locating social and administrative facilities where they best serve the public and are compatible with the surrounding land uses. Community facility development on the subject property is appropriate by utilizing the existing school location and remaining in close proximity to another abutting school land use. The two properties that would benefit the most from changing the land use designation of the subject property to Community Facility would be either of the two abutting schools to add more land to their yard; the municipal boundary for North Huron and the Primary Settlement Area of Wingham ends at the eastern limit of the Sacred Heart Catholic Elementary School and alternative lot enlargements would be challenging.

The vacant portion of the property would not be ideal to be developed as a plan of subdivision with the current Residential designation because of the spatial constraints: at the widest point of the vacant portion of the lot, it is approximately 37 metres wide. The development of a local municipal road generally requires a minimum right of way width of 20 metres. The remaining width available for residential lots fronting along a new public road would create lot depths of approximately 17 metres, which is deficient for the minimum lot depth required for Residential Zones in the North Huron Zoning By-law. For example, the R1 Residential Low Density zone provision for minimum lot depth is 30 metres. There could be consideration given to the feasibility of a plan of condominium on a private road, but

there is also the existing house on the subject property to consider as an obstacle for the vacant portion of the property to access or front onto a public road.

Huron County Official Plan

In the Huron County Official Plan, policies encourage increased intensification through infilling and that intensification will respect and be compatible with existing neighbourhood characteristics, such as the existing Catholic elementary school and abutting public high school. In the Community Services section, it also acknowledges the importance of schools to local communities and that the presence of schools, especially in Settlement Areas such as Wingham, are encouraged to continue.

Provincial Policy Statement

The 2014 Provincial Policy Statement includes policies for settlement areas that direct planning for new development to maximize land consumption and shall allow for the efficient use of land, infrastructure and public service facilities. The proposed change in land use of the subject property would efficiently use a currently vacant property not feasible for additional residential development in an existing built-up neighbourhood and is proposing to address the current and future needs for this community facility.

Figure 3: Photo of vacant portion of subject property, facing north



ZONING BY-LAW AMENDMENT

RECOMMENDATION

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

PURPOSE and DESCRIPTION

This proposed Zoning By-law Amendment affects Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East). The By-law proposes to change the zoning to 'Community Facility Zone (CF)' from 'Future Development (FD)' on the vacant portion of the subject property to permit community facility uses, specifically an elementary school following the approval of a corresponding severance application to merge the proposed vacant severed lands with the abutting Sacred Heart Catholic Elementary School.

This Zoning Amendment application was made with a concurrently submitted Official Plan Amendment application to change the land use designation on the property of 208 Victoria St East from Residential to Community Facility Zone. The Public Meeting for the Official Plan Amendment is also to be held on June 5th 2017.

PLANNING COMMENTS

The North Huron Official Plan encourages efficient, compatible and accessible locations for community facilities and directs them to be located in an urban area where they can best serve the public.

Addressing the above policies from the Official Plan: the existing portion of the subject property subject to this Amendment is vacant and at the time of this application, there is not a plan for any structures or buildings other than possible playground equipment. The majority of the residential zoning to the west of the subject property is R1 with mostly single detached houses. This application is supportive of the primary settlement area goals of intensification and is supported by the Official Plan policies in Section 6.7 for Community Facilities. The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

COMMENTS RECEIVED

During the public notice posting and circulation period for Official Plan Amendment 12, comments from the public were received that stated concerns with the proposed change in land use. Comments from Vanessa Reinhardt identified concern with the lack of fencing or buffering between the residential properties along Carling Terrace and backing onto the vacant portion of the subject property. A representative for the Huron Perth Catholic District School Board stated that a fence is planned for along the abutting residential properties. Comments from Jeff MacIntosh also stated concern with possible increased noise and a negative effect on neighbouring property values. Considering noise impacts for the proposed amendments: noise would be limited to during school hours unless there was an established use such as a soccer field for example, and would not be expected to be significantly more than if a residential development was being proposed for the subject property. Comments from Township staff were received and there were no concerns with the proposed Official Plan Amendment.

Figure 4: Photo of subject property from house, facing 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 12 and the application for a re-zoning for 208 Victoria Street East (Part Lot 4, Concession 1, Wingham Ward) is consistent with the Provincial Policy Statement, conforms to the Huron County Official Plan and North Huron Official Plan and are recommended to be adopted and approved.

Sincerely,

'original signed by'

Laura Young, Planner