

BY-LAW NO. 50-2017

A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH HURON TO AMEND AN OFFICIAL PLAN.

The Council of the Township of North Huron, in accordance with the provisions of Section 17(22) of The Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No.12 to the Official Plan of the Township of North Huron constituting of the mapping changes of the attached Schedule 'B' Ward of Wingham, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 12 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 12 to the Official Plan of the Township of North Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time the 5th day of June, 2017
Read a second time 5th day of June, 2017
Read a third time and passed this 5th day of June, 2017

Reeve, Neil Vincent

Clerk, Kathy Adams

OFFICIAL PLAN AMENDMENT NO. 12 TO THE TOWNSHIP OF NORTH HURON OFFICIAL PLAN

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No.12 to the Official Plan for the Township of North Huron, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART 'B'

Part 'B' consisting of the following maps (Schedule 'B') constitutes Amendment No.12 to the Official Plan for the Township of North Huron. Part 'B' contains the land use designation changes.

PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART 'A' PREAMBLE

AMENDMENT NO.12 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON

1. PURPOSE

The purpose of Official Plan Amendment 12 is to change the designation on the rear portion of the subject property from Residential to Community Facility. This will permit the severance of the vacant portion of the property to merge with the abutting Sacred Heart Catholic Elementary School property for community facility uses. There are currently no buildings proposed for this portion of the property.

The portion of the property subject to the Official Plan Amendment is indicated on the attached schedules.

The corresponding Zoning By-law Amendment to the Township of North Huron Zoning By-law will change the zoning on the rear portion of the subject property from Future Development (FD) to Community Facility Zone (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.

2. LOCATION

The amendment applies to Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East).

3. BASIS

The amendment will change the land use designation on the property of 208 Victoria Street East from Residential to Community Facility. This change will permit future community facility uses on the subject lands. An application to rezone the subject lands from Future Development (FD) to Community Facility (CF) is also being considered.

PART 'B'

AMENDMENT NO. 12 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON

1. INTRODUCTION

All of this part of the document entitled Part 'B' consisting of the following attached maps, being Schedule 'B', constitute Amendment No. 12 to the North Huron Official Plan.

2. DETAILS OF THE AMENDMENT

2.1 Schedule B, Land Use Plan, Wingham Ward, Township of North Huron Official Plan, is hereby amended by:

- a) Changing the land use designation from 'Residential' to 'Community Facility' on Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East), as indicated on the attached Schedule 'B'.

PART 'C'

APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

Background

The subject property is located at Lot 4, Concession 1, Wingham Ward, Township of North Huron. The municipal address is 208 Victoria Street East.

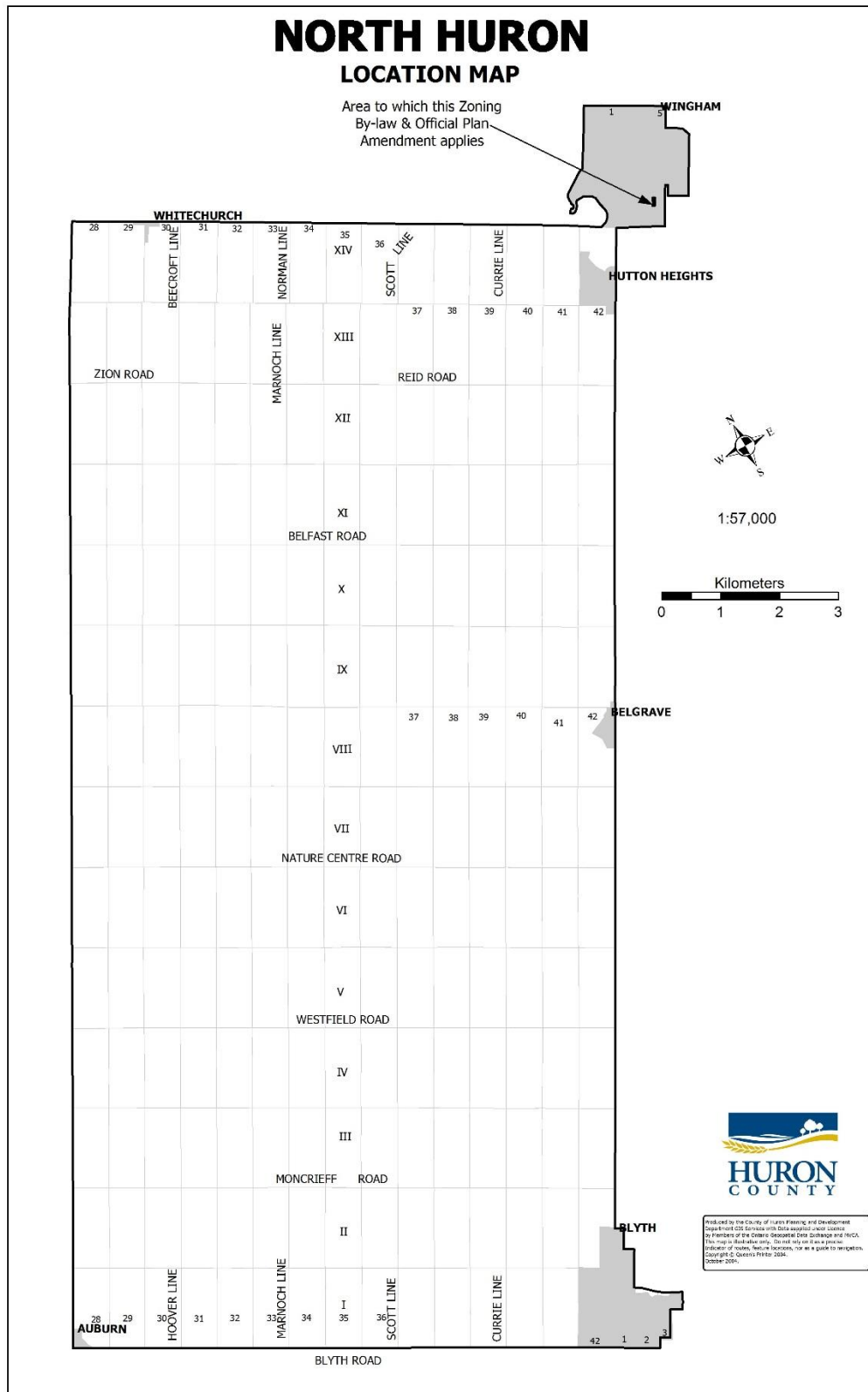
The property is 0.57 ha (1.4 acres) in area and has a residence and accessory shed along Victoria Street East. The area subject to this application is 0.47 ha (1.16 acres) and is the vacant land to the rear of the residence.

The purpose of Official Plan Amendment 12 is to change the designation on the rear portion of the subject property from Residential to Community Facility. This will permit the severance of the vacant portion of the property to merge with the abutting Sacred Heart Catholic Elementary School property for community facility uses. There are currently no buildings proposed for this portion of the property.

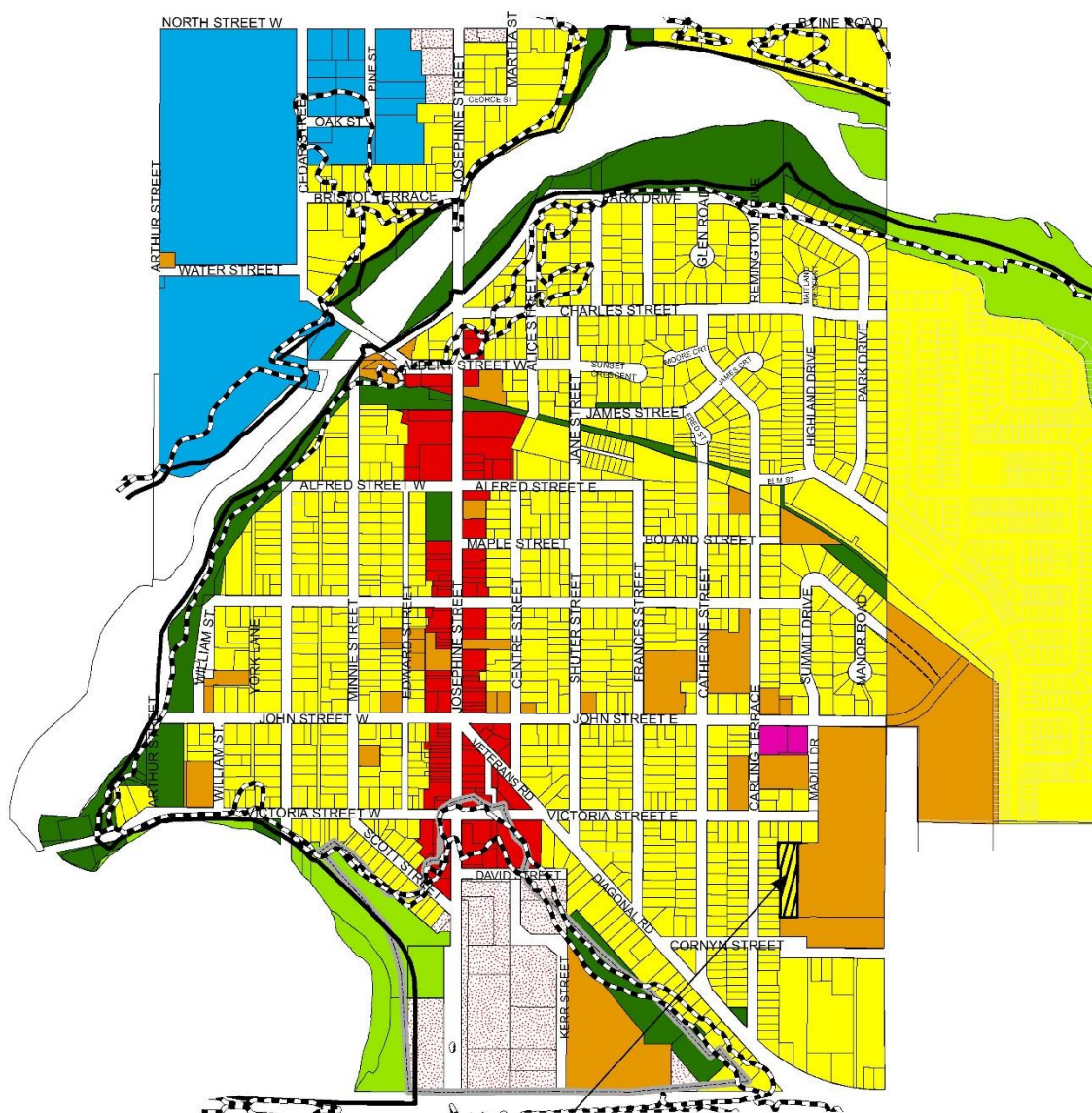
The subject property abuts properties designated Residential and zoned Residential Medium Density (R2) and properties designated Community Facility and zoned Community Facility (CF) - including Sacred Heart Catholic Elementary School and F.E Madill Secondary School.

There corresponding Zoning By-law Amendment to the Township of North Huron Zoning By-law being considered to change the zoning on the rear portion of the subject property from 'Future Development Zone' (FD) to 'Community Facility Zone' (CF) to permit the Community Facility uses required by the abutting Sacred Heart Catholic Elementary School.

SCHEDULE 'B'
AMENDMENT NO. 12
TO THE OFFICIAL PLAN
FOR THE TOWNSHIP OF NORTH HURON











SCHEDULE "B" LAND USE PLAN WARD OF WINGHAM TOWNSHIP OF NORTH HURON OFFICIAL PLAN OPA # 12



 DESIGNATION CHANGE FROM RESIDENTIAL TO COMMUNITY FACILITY

Legend

- | | |
|---|---|
|  Industrial |  FLOOD FRINGE |
|  Highway Commercial |  FLOODWAY |
|  Core Commercial |  SPECIAL POLICY AREA |
|  Residential | |
|  Parks & Open Space | |
|  Natural Environment | |
|  Community Facility | |
|  Radio and T.V. Commercial | |

Schedule B has been amended by:
OPA #9
OPA #10



0 175 350
Meters



Produced by the County of Huron Planning and Development
Department GIS Services with data supplied under license
by Members of the Ontario Geospatial Data Exchange:
MVC, ADE, and MCA/M. Orthorectified data in 2010.
This map is illustrative only. Do not rely on it as a precise
indicator of routes, feature locations, nor as a guide to navigation.
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May, 2014