

MINUTES OF THE TOWNSHIP OF NORTH HURON

PLANNING ADVISORY COMMITTEE MEETING



Date: Monday, June 5, 2017
Time: 7:02 p.m.
Location: HELD IN THE TOWNSHIP COUNCIL CHAMBERS

MEMBERS PRESENT: Reeve Neil Vincent
Deputy Reeve James Campbell
Councillor Ray Hallahan
Councillor Yolanda Ritsema-Teeninga
Councillor Trevor Seip
Councillor Brock Vodden
Councillor Bill Knott

STAFF PRESENT: Sharon Chambers, CAO
Kathy Adams, Director of Corporate Services / Clerk
Donna White, Director of Finance
Pat Newson, Director of Recreation and Facilities
Jeff Molenhuis, Director of Public Works
Connie Goodall, Economic Development Officer
Richard Al, Manager of Employee and Business Services
Laura Young, Huron County Planner

OTHERS PRESENT: Denny Scott, Citizen
Kelsey Dunbar, Advance Times
Adam Bell, CKNX
Nathan Swartz, Amanda Swartz, Transfigured Town Inc.
Matt Jackson, Brian Roberts, Union Gas
Greg Stewart, Municipal Solicitor
Joan Vincent, Kevin Dunn, Kerri Dunn, Beverley Noble, Larry Caswell, John Frieburger, Doug Culbert

1. Call to Order

Reeve Vincent called the meeting to order at 7:02 pm.

2. Disclosure of Pecuniary Interest

None disclosed.

3. File

Joint Meeting for:

- i) Official Plan Amendment 12 to the North Huron Official Plan
Part Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East)
- ii) Zoning By-law Amendment, Part Lot 4, Concession 1, Wingham Ward,
Township of North Huron (208 Victoria 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 12 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 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.
- ii) 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.

7. Comments of the Huron County Planner

Laura Young, Huron County Planner presented details of the proposed Official Plan Amendment 12 and Zoning By-law Amendment.

8. Comments of the Applicant and/or Agent

Doug Culbert commented on behalf of the Huron Perth Catholic District School Board noting that the proposal would be a good use of the subject land.

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.

The following comments were received from the public

1. A question regarding fencing between subject property and the abutting residential properties.
2. A question regarding noise levels increasing.
3. A question regarding the impact that the proposed change may have on property values in the area.

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).

Deputy Reeve Campbell inquired as to whether the installation of a sound barrier was a consideration.

Laura Young, Planner, indicated that the proposed fence would be primarily to deter trespassing, not as a sound barrier.

Councillor Seip inquired as to how a land locked property like this would have been originally created.

Laura Young indicated that access may have originally been considered from Victoria Street but as there is a home there now access is no longer feasible.

Reeve Vincent noted that previous severances completed by the Land Division Committee could have resulted in this irregular lot.

Councillor Seip inquired as to whether the proposed change to from Future Development to Community Facility would have any impact on property values in the area.

Reeve Vincent commented that it would be difficult to quantify the impact of the proposed change on property values in the area.

Laura Young commented that MPAC may be able to provide some metrics on the impact of the change in relation to property values in the area.

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

It is recommended that the Official Plan Amendment 12 **be adopted**.

It is recommended that the Zoning By-law Amendment **be approved**.

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. 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

Council selected options 5A and 3B from the chart.

PAC04/17

MOVED BY: R. Hallahan

SECONDED BY: Y. Ritsema-Teeninga

THAT the Planning Advisory Committee hereby recommends to North Huron Council that Amendment No. 12 to the Official Plan of the Township of North Huron as it applies to Part Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East), be adopted.

CARRIED

13.2 Zoning By-law Amendment

	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.
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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

Council selected option 5A and 3B from the chart.

PAC05/17

MOVED BY: B. Knott

SECONDED BY: J. Campbell

THAT the Planning Advisory Committee hereby recommends to North Huron Council that the amendment to the zoning on Part Lot 4, Concession 1, Wingham Ward, Township of North Huron (208 Victoria Street East), be approved.

CARRIED

14. Adjournment

PAC06/17

MOVED BY: R. Hallahan

SECONDED BY: B. Vodden

THAT there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at 7:24 pm.

CARRIED

Neil Vincent, Reeve

Kathy Adams, Clerk