

To: Reeve and Members of North Huron Council  
From: Laura Young, Planner  
Date: 30 August 2017  
Re: **Zoning By-law Amendment, Part Lot 10, Concession 1, Blyth Ward, Township of North Huron (237 King Street)**

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### RECOMMENDATION

It is recommended that the application for a zoning by-law amendment be **approved**.

### PURPOSE and DESCRIPTION

This Zoning By-law Amendment proposes to change the zoning on 237 King Street to Community Facility – Special Zone (CF-5) from Community Facility (CF) to permit the proposed accessory structures and redesigned parking area for the proposed multi-use community centre known as the Grant and Mildred Sparling Centre, or the Canadian Centre for Rural Creativity (CCRC). The special zone permits a maximum of 4 single detached residential units with a maximum floor area of 50m<sup>2</sup> and that the minimum required number of parking spaces is 48. The residential units are proposed to be short-term housing for individuals participating in the Blyth Festival or through the CCRC.

**Figure 1: 2015 Aerial photo of the subject property outlined in blue**





**Figure 2: Photo of subject property from the intersection of King St and Mill St**



**Figure 3: Photo of subject property from King Street**



**Figure 4: Photo of subject property from the intersection of Mill St and Wellington**



## **PLANNING COMMENTS**

### *North Huron Official Plan*

The subject property is designated Community Facility in the North Huron Official Plan. The North Huron Official Plan encourages community facility uses to be located in an urban settlement area, such as Blyth. The multiple uses of the proposed CCRC make up a social and administrative community facility, including cultural facilities such as a theatre, and sport facility for the proposed gym. There is also a proposed institutional use for the classrooms and classes proposed to be offered through the CCRC.

Goals for community facility uses are facilities and services that promote interaction, and are in an efficient and accessible location. The proposed use for the addition of the residential units in the Community Facility zone will allow people involved in community activities and festivals to remain in Blyth during their work or volunteer period and also encourage them to stay in a location adjacent to the core commercial area of Blyth. The proposed small scale of the residential units is to minimize impact on the existing residential neighbourhood. The close location to Queen St is also beneficial for walkability to the subject property in lieu of parking on site.

This application is supportive of the goals for Community Facility lands and is supported by the Official Plan policies in Section 6.7. The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

### *Huron County Official Plan*

Policies in the Huron County Official Plan emphasize the need for community services to be located in areas that are accessible and deliver services that consider the existing and future population. The Plan states that public buildings and services should be located to support effective and efficient delivery and that the co-location of multiple uses, where feasible, will promote cost effectiveness and facilitate integration; this is supported by the multi-uses of the proposed CCRC and the additional accessory use of residential units.

### *North Huron Zoning By-law*

The subject property is zoned CF Community Facility. Section 13 of the North Huron Zoning By-law permits the uses of a community centre, which is included under the definition of assembly hall as: “a building or part of a building, in which facilities are provided for such purposes as meetings for charitable, civic, cultural, educational, political, religious or social purposes.”

Section 3.26 of the Zoning By-law requires a minimum of 83 parking spaces to be on-site, as calculated by the proposed uses for the CCRC (Community centre use= 1 space per 4 people of design capacity). The proposed amount of parking spaces on the submitted site design is 48, including the minimum amount for accessible parking spaces, with an additional 10 spaces at the front of the property along the King Street boulevard. The applicant states that full occupancy of the building with all uses operating at the same time is very unlikely and has identified on-street parking spots in the immediate surrounding area (Mill Street and Wellington Street) as an alternative should they be required. They have also identified alternative parking that could be used by people attending the CCRC within a 387m radius- for example, at the Blyth Community Centre or along Queen Street. With the proposed parking area of 48 spaces, the remainder of the subject property will be able to be used as green and open space without spatial limitations from a large parking area.

The proposed use of a maximum of 4 single detached residential units would be recognized in the special Community Facility zone as an accessory use. The applicant's intent is that they are used by artists for the Blyth Festival or the CCRC for short-term accommodation. They would be limited in size with a maximum floor area of 50 square metres and their location would be determined based on the site plan control process.

This application is consistent with the North Huron Zoning By-law.

#### **COMMENTS RECEIVED**

There were no comments received from the public during the commenting period. Comments from the Chief Building Official stated the proposed size for the single detached residential units meet the Ontario Building Code square footage minimum requirement. This report was prepared in advance of the Public Meeting and additional planning comments can be provided regarding comments received at the Public Meeting. This property is subject to site plan control.

#### **CONCLUSION**

As this application to rezone the subject property is consistent with the Provincial Policy Statement, conforms to the North Huron Official Plan, and is consistent with the North Huron Zoning By-law, it is recommended for approval.

Sincerely,

**Original Signed By** \_\_\_\_\_

Laura Young, Planner