



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Reeve and Members of Council
Carson Lamb (Clerk), Township of North Huron

From: Hanna Homan, Planner

Date: January 13, 2022

RE: **Application for Official Plan Amendment OPA15 & Zoning By-law Amendment Z07-21**
Lots 367 to 370, Registered Plan 410, Wingham Ward, Township of North Huron
(166 John Street West, Wingham)
Owner: Township of North Huron
Agent: BMROSS and Associates Ltd. (c/o Kelly Vader)

RECOMMENDATION

It is recommended that North Huron Council receive this report for information, and that a decision on the Official Plan Amendment (OPA15) and Zoning By-law Amendment (Z07-21) be deferred to provide more time for staff to work with interested parties to address comments received and incorporate the outcomes in a future planning report with a recommendation.

DISCUSSION

An application for an Official Plan Amendment (OPA15) and Zoning By-law Amendment (Z07-21) has been filed and circulated for a development proposal of a 73-unit apartment building on subject lands at 166 John Street West, Wingham. The public meeting for the applications was held on December 20th during the regular North Huron Council meeting. At this meeting, nine individuals spoke and provided oral comments on the application. 12 written comments received from members of the public during the initial circulation of the application.

At the public meeting, Council made a motion that partially included direction to staff to work with interested parties to identify possible resolutions to issues and concerns raised. Staff are currently actively working with interested parties, including members of the public that provided comments and the developer of the project, to facilitate further correspondence to address prevailing comments.

The County Planner and Township staff have assisted with answering general questions from the public about process or technical specifications about the proposal, and by also assisting with facilitating discussion between members of the public that provided written comments and the developer.

As of current, to address some of the comments received, the developer is actively addressing comments by responding to individuals that provided written comments with further information. It is anticipated that the developer will prepare a summary of their responses to prevailing comments received from the public for information for Council. These responses, as well as public comments received, will be summarized as part of a future recommendation report for Council by the County Planner.

Currently, additional time would be beneficial to the process to provide the developer an opportunity to provide a summary of their responses to comments, parse prevailing comments from the public and if needed, have staff engage in further dialogue with members of the public if there are outstanding questions.

Furthermore, this will provide for an opportunity for the planner recommendation report to include a more comprehensive picture of the public and proponent perspective on the applications, in addition to providing technical planning advice that considers information received in the comments. The goal of this is provide Council with a clearer understanding of the prevailing comments and how these were addressed or considered, in order to facilitate an overall more informed decision.

SUMMARY

As responses to comments and dialogue is still ongoing, it is recommended that a decision on the applications be deferred at this time. At a future Council meeting, a recommendation report of the County Planner will be provided that summarizes the outcome of these further discussions, with a summary of prevailing public comments and how the developer has addressed or considered these comments.

It is recommended that North Huron Council receive this report for information as an update, and that a decision on OPA 15 and Z07-21 be deferred at this time.

At a further Council meeting, the applications will be brought back with a recommendation report by the Planner. This report will account for the responses to comments by the developer and summarize public comments received, whilst identifying those that are the most prevailing.

Sincerely,



Hanna Holman, Planner