



## PLANNING & DEVELOPMENT

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**www.huroncounty.ca**

To: Reeve Vincent and North Huron Council  
Sharon Chambers, CAO

From: Laura Young, Planner

Date: 28 September 2016

Re: **Minor Adjustments to Site Plan for Wingham Health Clinic (131 John Street East, Plan 418 Lots 85, 86, 87 Part Lot 84, Part Lot 88 Plan 430, Lots 13, 14, 15 Part Lots 9, 11, 1, Wingham Ward, Township of North Huron)**

Owner: Wingham and District Hospital

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### RECOMMENDATION

It is recommended that the minor adjustments for the Site Plan Control Agreement between Wingham and District Hospital and The Corporation of the Township of North Huron (131 John Street East, Wingham Ward, Township of North Huron) be **approved**.

### PURPOSE AND DESCRIPTION

The property received Site Plan approval in February 2016, when North Huron Council passed By-law 16-2016 approving the Site Plan Agreement, accompanying drawings and conditions. Since that time, development has been undertaken on the project and there are proposed adjustments to the approved site plan to accommodate changes that have been identified as part of the construction process. The adjustments include: changes to the existing trees on the property that have been identified to remain or be removed, the addition of trees on the property not identified on the site plan, and the addition of a 12 feet by 12 feet concrete pad and a horse tie-up in the area identified for Phase 3 future parking.

### COMMENTS

Section 9 of the above Site Plan Control Agreement authorizes minor adjustments to the requirements and provisions of the Agreement provided that the spirit and intent of the agreement are maintained. Such adjustments shall not require an amendment to the agreement but written approval from the Township is required.

The proposed minor adjustments to the site plan do not affect the existing former school structure or the new building addition and have no negative effect on the stormwater management or grading for the property as proposed in the approved site plan. The addition of the concrete pad and horse tie-up is the result of community involvement and conversation that has occurred since the approval of the site plan in February 2016.

The minor adjustments to site plan has been reviewed against the requirements of the North Huron Zoning By-law and have been found to comply. Comments from Township staff indicated that there were no objections to the proposal. A final drawing of the site showing the new locations of the additional trees and relocated trees will be received by the Township and added to the property file.

It is recommended that the proposed minor adjustments to the Site Plan Agreement between The Corporation of the Township of North Huron and the Wingham and District Hospital be approved.

Sincerely,  
Original signed by  
Laura Young, Planner

28 September 2016  
Date

Figure 1: 131 John St East

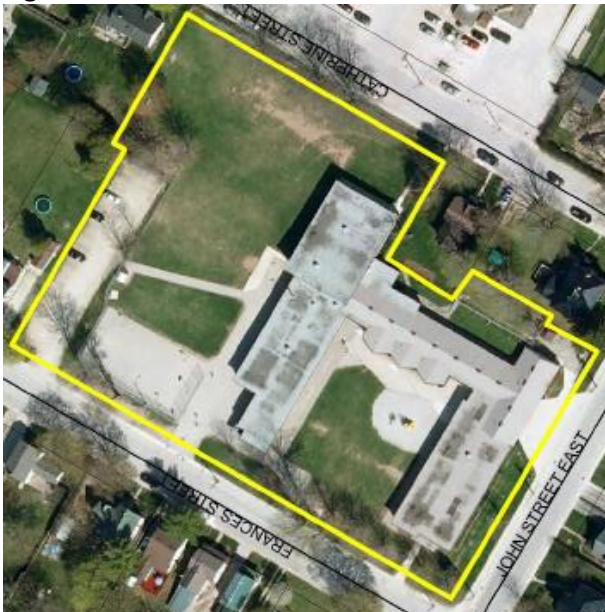


Figure 2: Site Plan with areas subject to minor adjustments numbered in red

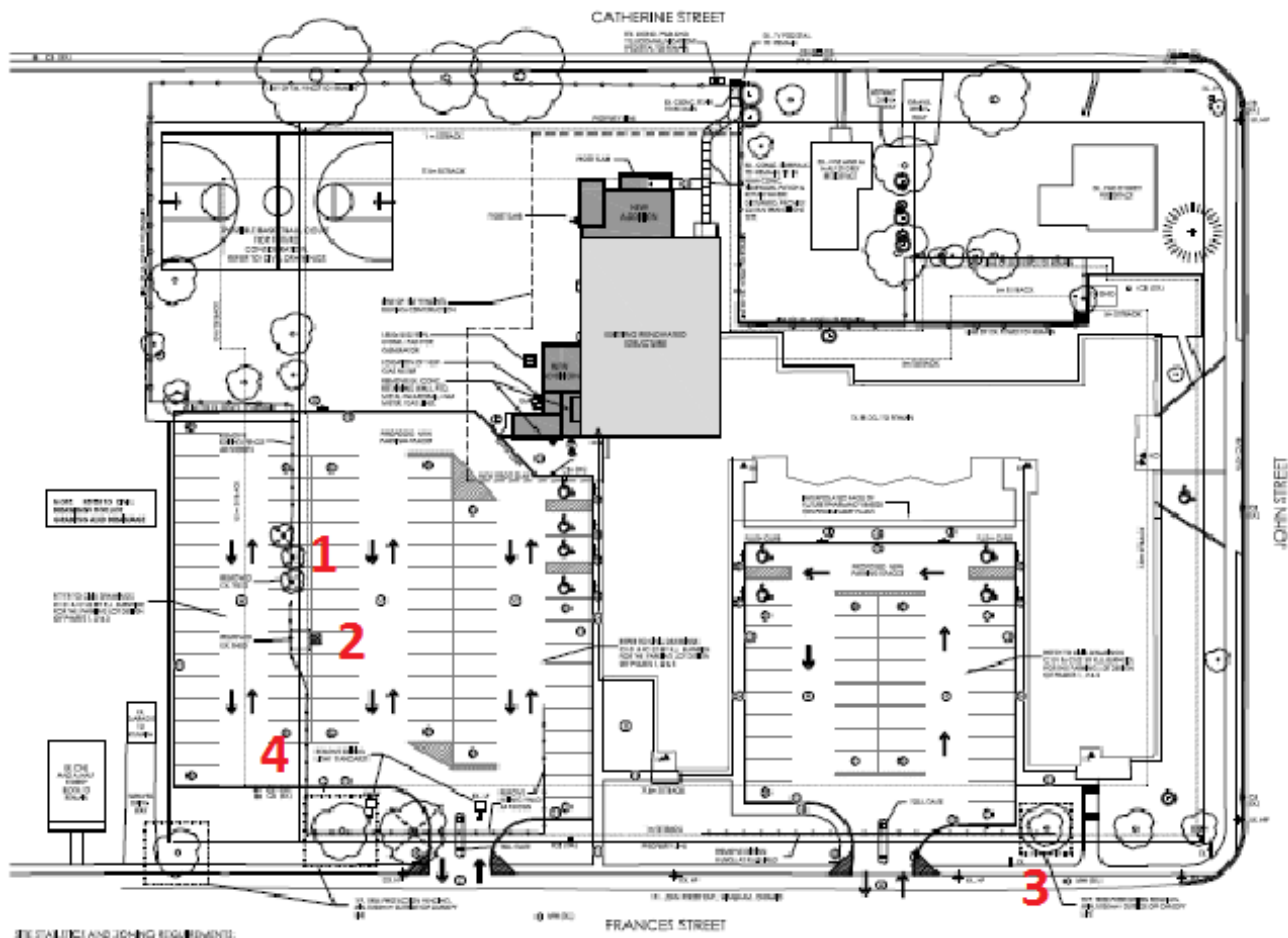
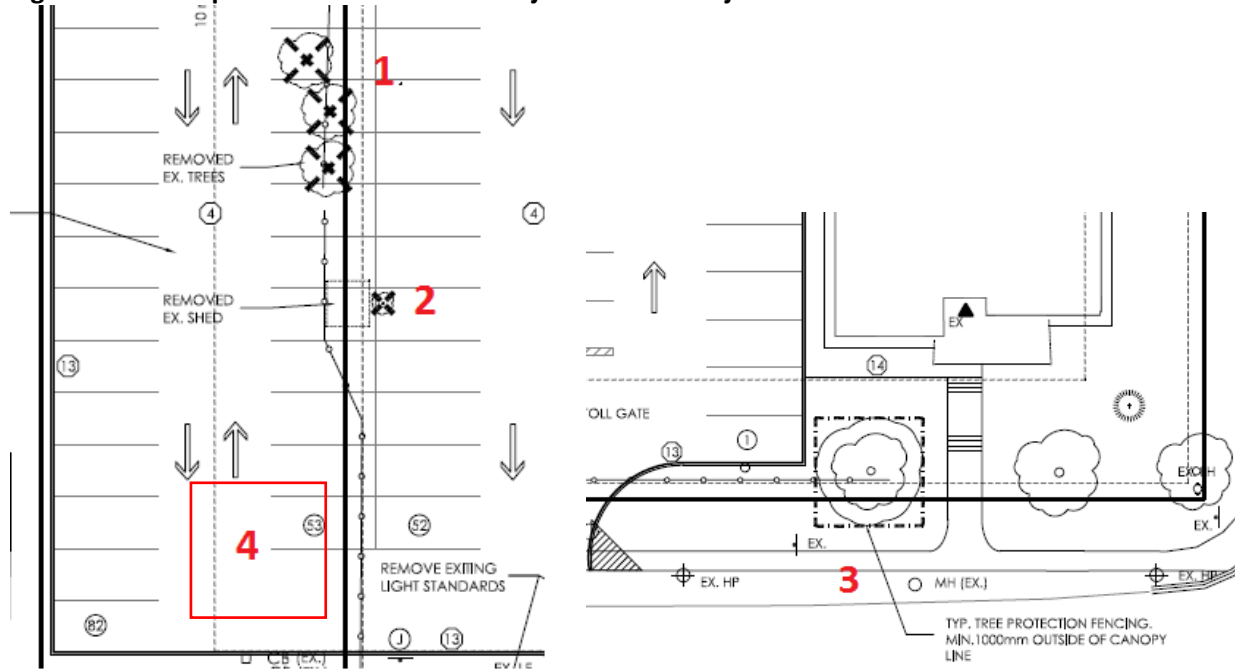
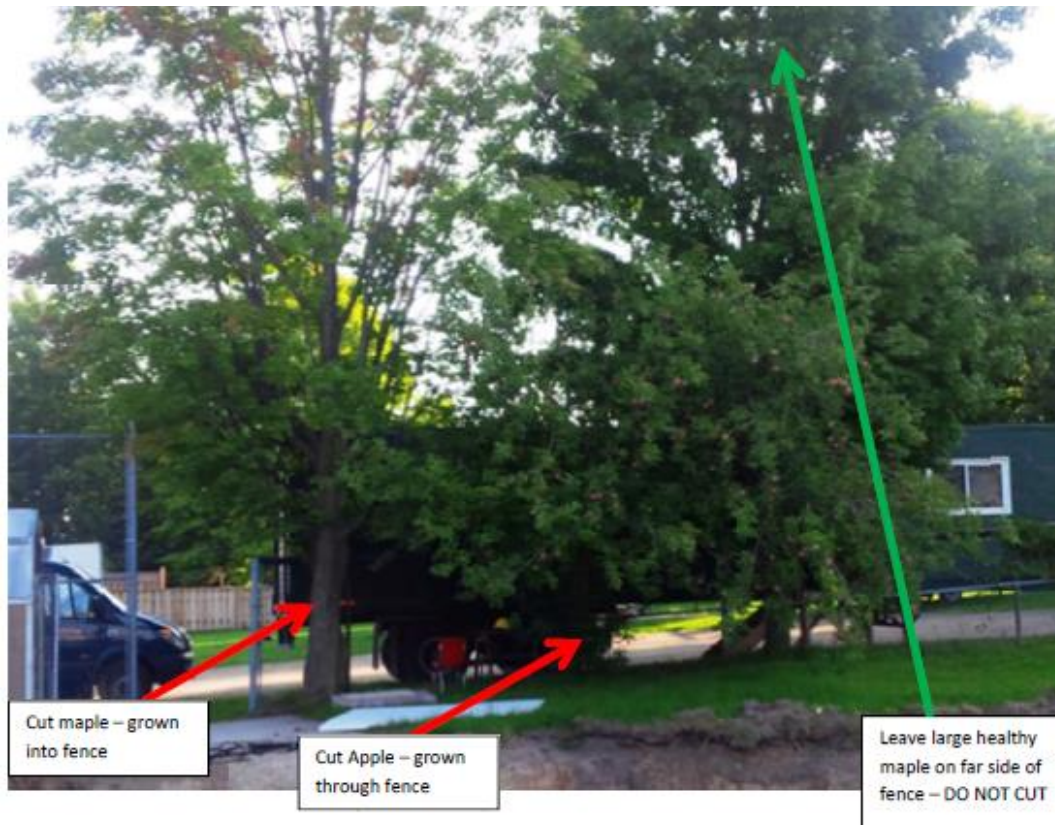


Figure 3: Close-up of areas on Site Plan subject to minor adjustments



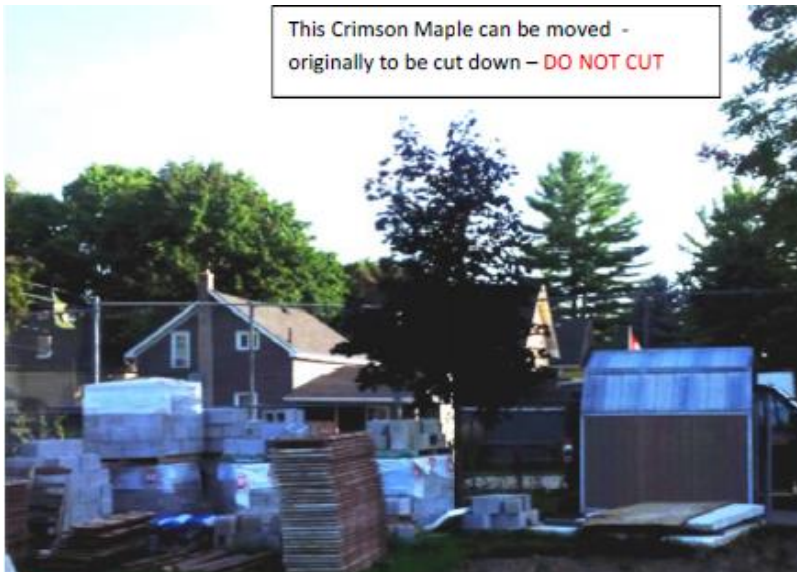
Figures 4-7: Photos and descriptions of numbered areas on Site Plan

1.





2.



3.



4.

# FRANCES STREET

