



## PLANNING & DEVELOPMENT

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To: Reeve and Members of North Huron Council  
Sharon Chambers, CAO  
From: Laura Young, Planner  
Date: 4 January 2017  
Re: **Official Plan Amendment 11 to the North Huron Official Plan**  
**Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1 (13 John Street East)**

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### RECOMMENDATION

It is recommended that Official Plan Amendment No 11 to the North Huron Official Plan be **approved**.

### BACKGROUND AND PURPOSE

North Huron owns the property at 13 John Street East in Wingham, which was obtained by the Township during the completion of the demolition of the former manse adjacent to the existing church. The North Huron Official Plan land use designation is Community Facility and the current Zone is Community Facility (CF). North Huron Township listed the property for sale and staff was directed to proceed with the Official Plan Amendment and corresponding Zoning By-law Amendment applications to permit future residential development.

The Notice of Public Meeting for the Official Plan Amendment and Zoning By-law Amendment was circulated December 5th, 2016 and was also posted on the North Huron website on the Planning webpage.

This Official Plan Amendment proposes to change the land use designation of 13 John Street East (Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1) from Community Facility to Residential. This Official Plan Amendment application was made with a concurrently submitted Zoning Amendment application to change the zoning on the property of 13 John St East from Community Facility Zone (CF) to Residential Medium Density Zone (R2). The Public Meeting for the Zoning Amendment is also to be held on January 9<sup>th</sup> 2017.

**Figure 1: Photo of subject property from the east, showing frontage onto John St E**



### **COMMENTS**

This proposed Amendment will change the land use designation for 13 John Street East from Community Facility to Residential to permit and encourage residential development. There is a corresponding Zoning Amendment application to change the zone from Community Facility (CF) to Residential Medium Density (R2).

#### *North Huron Official Plan*

The Urban Settlement Areas section (Section 6) in the North Huron Official Plan identifies Wingham as a Primary Settlement Area: a location encouraged for infill development where services are available (6.2.4). The Official Plan states that North Huron will encourage intensification in Settlement Areas by permitting increased densities where appropriate for the efficient use of infrastructure (6.3.2.2(a)) and a creative use of building to allow a mix of densities (6.4.3.1.4(2)). Residential development on the subject property is appropriate for the available municipal services and the accompanying rezoning application for an R2 Zone would permit this property to be developed within a range of densities under the R2 Zone from a single detached dwelling to a quadruplex. Development in an R2 Zone for three or more units is subject to site plan control for elements such as on-site parking.

Section 6.4.3.1.5(1) of the Official Plan states that new residential development will be allowed in residential neighbourhoods as infilling or intensification, and that priority will be given to residential intensification in proximity to Main Street. The subject property is located less than one block to the east of Josephine Street and there are existing Medium Density R2 residential properties on Centre Street, the next eastern perpendicular street to John Street. The proposed change in land use would add a residential use close to commercial services, existing similar residential densities and at a location where there was a previous residential use when the manse for the church existed.

#### *Huron County Official Plan*

In the Huron County Official Plan, policies for Settlement Patterns encourage increased intensification through infilling and that intensification will respect and be compatible with existing neighbourhood characteristics. As described above, there is existing medium density zoning in the immediate area of the subject property and residential lots of similar size.

#### *Provincial Policy Statement*

The 2014 Provincial Policy Statement includes policies for settlement areas that direct planning for new development to occur adjacent to existing built-up areas, such as the commercial corridor of Josephine

Street, and shall have a mix of densities that allow for the efficient use of land, infrastructure and public service facilities. The redevelopment of the subject property is efficiently using a currently vacant property with several options for future residential densities.

#### **COMMENTS RECEIVED**

During the public notice posting and circulation period for Official Plan Amendment 11, no comments from the public were received. The vacant property has been severed from the existing church property and while it does have adequate frontage onto a public road, it does not currently have access onto John Street East. Comments from Township staff were received regarding obtaining access for the property from John Street East. Subject to site plan review and Township approval, there is no objection to granting access. The comments received stated that any future development application will need to demonstrate that the proposed access satisfies adequate sight lines and visibility triangle based on fronting street speed.

An Engineer for the Ministry of the Environment and Climate Change was contacted for an opinion on the requirement of a Record of Site Condition for the subject property. It was determined that the existence of the former manse was a residential use and therefore as there is no change in use in that location, no Record of Site Condition would be required.

**Figure 2: Photo of subject property from the south**



#### **SUMMARY**

This report was prepared in advance of the Public Meeting and additional planning comments can be provided regarding comments received at the Public Meeting.

Official Plan Amendment Number 11 for 13 John Street East (Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1) is consistent with the Provincial Policy Statement, and conforms to the Huron County Official Plan and North Huron Official Plan and is recommended for approval.

Sincerely,

**'original signed by'**

Laura Young, Planner