

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

RECOMMENDATION

It is recommended that the application for re-zoning be **approved**.

PURPOSE and DESCRIPTION

North Huron Township 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. Currently the property is designated in the North Huron Official Plan as Community Facility and zoned as Community Facility (CF) in the North Huron Zoning By-law. North Huron Township listed the property for sale and staff was directed to proceed with the Zoning By-law Amendment and corresponding Official Plan Amendment applications to permit future residential development.

This proposed Zoning By-law Amendment affects Plan 414 Part Lots 6 & 7 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East). The By-law proposes to change the zoning to 'Residential Medium Density Zone (R2)' from 'Community Facility Zone (CF)' to permit residential development.

Figure 1: Photo of subject property from the west



PLANNING COMMENTS

The subject property is designated Community Facility in the North Huron Official Plan and there is a corresponding Official Plan Amendment application to change the land use designation to Residential. The Public Meeting for the Official Plan Amendment is January 9th 2017.

The North Huron Official Plan requires that when there is a zoning amendment for medium density residential uses, the following are given consideration (6.4.3.1.5.2): not exceeding a maximum gross density of more than 30 units per hectare; reviewing the compatibility of scale, building height and character; the architectural style; having a high standard of building and site design; connections to municipal services; provision of off-street parking and pedestrian connections; proximity to community and commercial services; and measures to assist compatibility between low density and non-residential uses.

Addressing the above policies from the Official Plan: the existing subject property is vacant and at the time of this application, there is not a specific proposed building design or architectural style. The proposed zoning amendment does not heavily increase the density for the area and a medium density building with the possibility for 1-4 units is not out of character for the surrounding area. The majority of the residential zoning to the west of the subject property is R2 with a variety of the number of units. The subject property is in close proximity to the main commercial corridor in Wingham and provides pedestrian access. Municipal services have been established to be present and there was a former residential unit located on the subject property.

This application is supportive of the primary settlement area goals of creating infill lots and intensification and is supported by the Official Plan policies in Section 6.4.3.1.5, the Primary Settlement Areas Residential Policies for infill development and directing development where services are located.

The application conforms to the North Huron Official Plan and is consistent with the Provincial Policy Statement.

Figure 2: Subject property from the south



COMMENTS RECEIVED

Comments from Township staff were received regarding access for the property from John Street East. 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. There is no objection to granting access subject to future development applications demonstrating that the proposed access satisfies adequate sight lines to John Street East. A Record of Site Condition was determined to not be required, as there was previously a residential use on the property when the manse was in existence.

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

Sincerely,

Original Signed By

Laura Young, Planner