



## THE PLANNING ACT

### NOTICE OF DECISION OF AN OFFICIAL PLAN AMENDMENT BY THE CORPORATION OF THE COUNTY OF HURON

**RECEIVED**  
**JAN 27 2017**  
**TOWNSHIP OF NORTH HURON**

**TAKE NOTICE** that the County of Huron made a decision to approve Official Plan Amendment 11 to the Township of North Huron Official Plan on January 18th, 2017 under Section 17 of the Planning Act. The approval authority for undisputed local official plan amendments has been delegated to the Director of Planning and Development by County Council under By-law 55-2014.

#### **WHEN AND HOW TO FILE AN APPEAL**

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the County of Huron not later than 4:30 p.m. on February 13th, 2017.

The appeal should be sent to the attention of the County Clerk, at the address shown below and it must:

- 1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- 2) set out the reasons for the appeal, and
- 3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

#### **WHO CAN FILE AN APPEAL**

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

#### **WHEN THE DECISION IS FINAL**

The decision of the County of Huron is final on the day after the appeal period ends if a notice of appeal is not received on or before the last date for appeal noted above.

#### **ADDITIONAL INFORMATION**

Additional information about the application and the decision is available for public inspection between 8:30 a.m. and 4:30 p.m. at the County of Huron Planning and Development Department, 57 Napier St., Goderich ON N7A 1W2 or from the local Municipal Clerk's office.

**DATED AT THE TOWN OF GODERICH THIS 24<sup>th</sup> DAY OF JANUARY, 2017.**

Susan Cronin, County Clerk  
1 Court House Square  
Goderich ON N7A 1M2  
519-524-8394

#### **Purpose and Effect:**

The purpose of Official Plan Amendment 11 is to change the land use designation on the property described as 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East) from Community Facility to Residential to permit the development of future residential dwellings. The entire property is subject to the Official Plan Amendment and the property is 0.08 ha (0.2 acres) in area and currently vacant.

A related Zoning By-law amendment has been passed by the Township of North Huron Council and would come into effect and force with this amendment.

#### **Effect of Written and Oral Submissions**

No public comments were received on this application so there was no effect on the decision. Agency comments were received in support of the application, the effect of which resulted in a decision to approve the application.

**CORPORATION OF THE TOWNSHIP OF NORTH HURON**

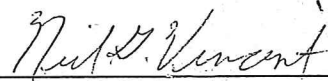
**BY-LAW NO. 03-2017**

**A BY-LAW OF THE CORPORATION OF THE TOWNSHIP OF NORTH HURON  
TO AMEND AN OFFICIAL PLAN.**

The Council of the Township of North Huron, in accordance with the provisions of the Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No.11 to the Official Plan of the Township of North Huron constituting of the mapping changes of the attached Schedule 'B' Ward of Wingham, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 11 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 11 to the Official Plan of the Township of North Huron.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time 9<sup>th</sup> day of January, 2017  
Read a second time 9<sup>th</sup> day of January, 2017  
Read a third time 9<sup>th</sup> day of January, 2017



Reeve, Neil Vincent



Clerk, Kathy Adams

## CONSTITUTIONAL STATEMENT

### PART 'A'

Part 'A' is the preamble to Amendment No.11 to the Official Plan for the Township of North Huron, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

### PART 'B'

Part 'B' consisting of the following maps (Schedule 'B') constitutes Amendment No.11 to the Official Plan for the Township of North Huron. Part 'B' contains the land use designation changes.

### PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

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### **PART 'A'** **PREAMBLE**

#### **AMENDMENT NO.11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON**

##### **1. PURPOSE**

The purpose of the Official Plan Amendment is to: change the designation on the subject property from Community Facility to Residential to permit the development of future residential dwellings.

The entire property is subject to the Official Plan Amendment

##### **2. LOCATION**

The amendment applies to Plan 414 Part Lots 6 & 6 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East).

##### **3. BASIS**

This is a municipally initiated amendment to change a land use designation in the Plan. The amendment will change the land use designation on the property of 13 John Street East from Community Facility to Residential. This change will permit future residential development on the subject lands. There is a corresponding Zoning By-law Amendment to implement the proposed land use change.

I, Kathy Adams, Clerk of the Corporation of the Township of North Huron in the County of Huron, do hereby certify that the above document is a true copy of the original which has not been altered in any way.

DATED this 10th day of January, 2017

  
Kathy Adams

## **PART 'B'**

### **AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON**

#### **1. INTRODUCTION**

All of this part of the document entitled Part 'B' consisting of the following attached map, being Schedule 'B', constitute Amendment No. 11 to the North Huron Official Plan.

#### **2. DETAILS OF THE AMENDMENT**

2.1 Schedule B, Land Use Plan, Wingham Ward, Township of North Huron Official Plan, is hereby amended by:

- a) Changing the land use designation from 'Community Facility' to 'Residential' on Plan 414 Part Lots 6 & 6 West; Centre Street, Registered Plan 22R5898 Part 1, Wingham Ward, Township of North Huron (13 John Street East), as indicated on the attached Schedule 'B'.

## **PART 'C'**

### **APPENDICES**

The appendices do not form part of the amendment but are for information purposes only.

#### **Background**

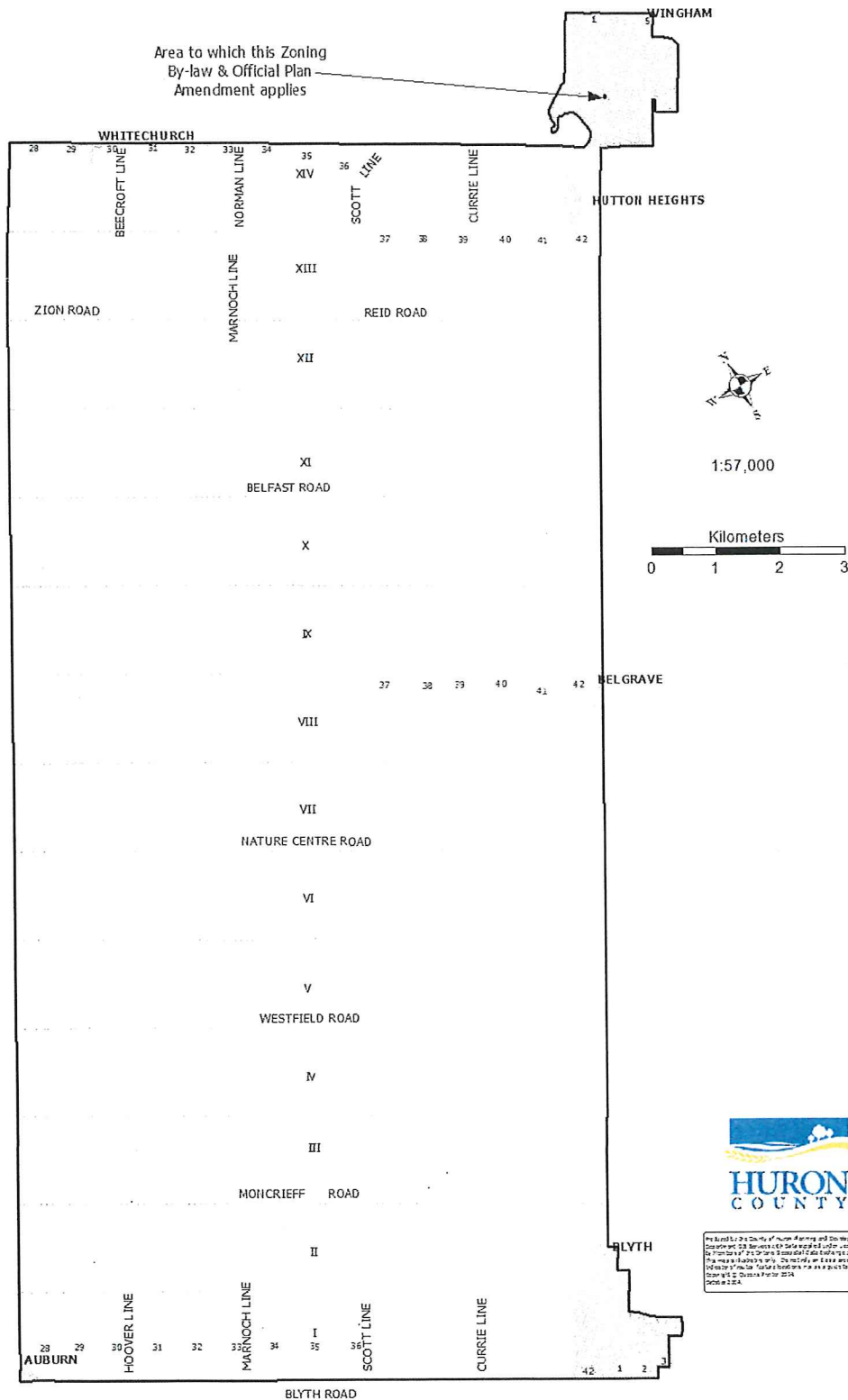
The purpose of the Official Plan Amendment is to amend the Township of North Huron Official Plan to change the designation on the subject property from Community Facility to Residential to permit the development of future residential dwellings. This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.



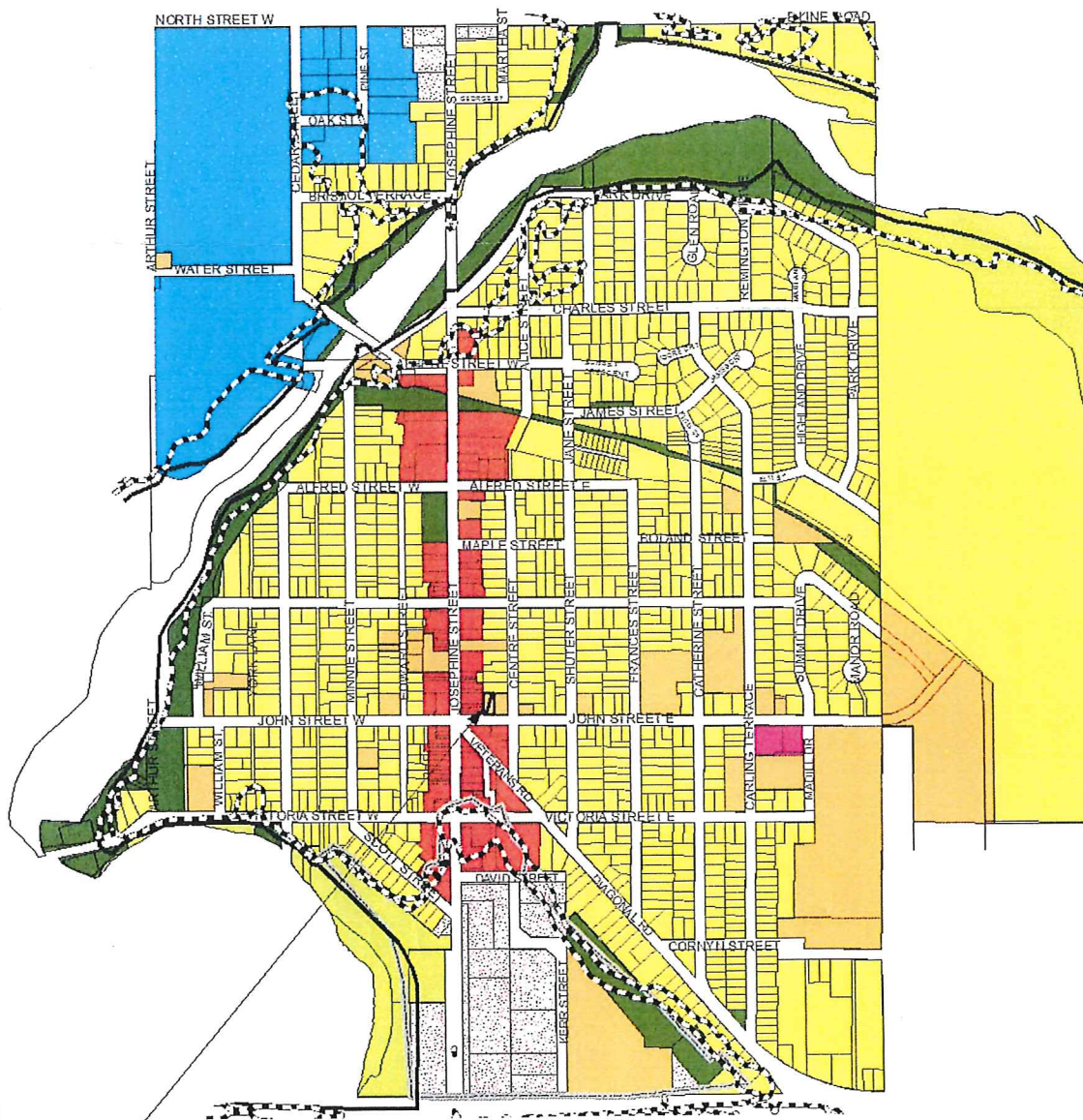
**SCHEDULE 'B'  
AMENDMENT NO. 11  
TO THE OFFICIAL PLAN  
FOR THE TOWNSHIP OF NORTH HURON**

**NORTH HURON  
LOCATION MAP**

Area to which this Zoning  
By-law & Official Plan  
Amendment applies














SCHEDULE "B"  
LAND USE PLAN  
WARD OF WINGHAM  
TOWNSHIP OF NORTH HURON  
OFFICIAL PLAN  
OPA # 11



 DESIGNATION CHANGE FROM COMMUNITY FACILITY TO RESIDENTIAL.

Schedule B has been amended by:  
OPA #9  
OPA #10

### Legend

-  Industrial  
 Highway Commercial  
 Core Commercial  
 Residential  
 Parks & Open Space  
 Natural Environment  
 Community Facility  
 Radio and T.V. Commercial
-  FLOOD FRINGE  
 FLOODWAY  
 SPECIAL POLICY AREA



0 175 350 Meters



Produced by the County of Marion Planning and Development  
Department GIS Services with data supplied under license  
by the Ontario Geographic Data Exchange  
MURCA, ABCA and MINIMAX. Cartography by *Hydro* 2010  
This map is for informational only. Do not rely on it as a precise  
indicator of structure, location or location. Use it as a guide to navigation.  
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