



**NOTICE OF
PLANNING ADVISORY COMMITTEE
PUBLIC MEETING**

**CONCERNING A PROPOSED
AMENDMENTS TO
TOWNSHIP OF NORTH HURON
OFFICIAL PLAND AND ZONING BY-LAW**

**To be held
Monday, January 4, 2016
7:00 p.m. previous to the
Regular Council Meeting**

AGENDA
FOR THE TOWNSHIP OF NORTH HURON
PLANNING ADVISORY COMMITTEE MEETING
TO BE HELD AT THE NORTH HURON COUNCIL CHAMBERS
MONDAY, JANUARY 4, 2016 AT 7:00 P.M.

Call to Order: 7:00 p.m.

Declaration of Pecuniary Interests.

File: This is a joint meeting for:

- i) Housekeeping Official Plan Amendment 10 to the North Huron Official Plan
- ii) 2015 North Huron Zoning By-law Update

1. Purpose of this Public Meeting.

The purpose of this public meeting is for the Planning Advisory Committee of the Township of North Huron to consult with the public on i) Housekeeping Official Plan Amendment 10 to the North Huron Official Plan; and ii) 2015 North Huron Zoning By-law Update.

2. Requirement for the Public Meeting

This Public Meeting is required to be held pursuant to Sections 17, 21; 26(9) of The Planning Act, R.S.O. 1990, as amended, and is circulated as directed by Section 3, O. Reg 543/06, Amended O. Reg 467/09 and Section 5, O. Reg 545/06, Amended O. Reg. 470/09 of the Planning Act, as amended.

3. Purpose of the Zoning Amendment

i) This is a municipally initiated housekeeping amendment to correct or update certain policies and designations in the Plan. The amendment will update the surplus residence consent policies to be in conformity with the policies in the Huron County Official Plan, will include policies recognize the airport adjacent lands in North Huron, protect habitats of endangered and threatened species, and permit aggregate recycling facilities, remove the limit of the number of lot created on private services and ensure they are suitable for long term septic disposal, and update the existing flood mapping with regards to the 2015 Maitland Valley Conservation Authority map data. There is a corresponding Zoning By-law Amendment to implement some of these changes.

ii) This proposed Zoning By-law Amendment affects all lands within the Township of North Huron. The purpose of the Zoning By-law Amendment is to complete a Zoning By-law Update to correct or update zoning provisions and mapping to be consistent with the Official Plan and Provincial Policy Statement. This update is required by Section 26 of the Planning Act following a Five Year Review of an Official Plan.

4. Comments of the Huron County Planner.

Planner is/isn't present to provide verbal comments.

See attached report from the Huron County Planning & Development Department dated December 24, 2015 prepared by Laura Young, Planner.

5. Comments of Others.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of North Huron before the Zoning By-law Amendment or Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Township of North Huron or the County of Huron to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

Members of the public are asked to provide comment:

- i) Are there any comments regarding the Housekeeping Official Plan Amendment 10 to the North Huron Official Plan?
- ii) Are there any comments regarding the 2015 North Huron Zoning By-law Update?

6. Planning Advisory Committee Members' Questions and/or Comments.

Members of the Planning Advisory Committee are asked for any questions or comments and reminded that a motion for the recommendations of the Committee will be called for toward the end of the public meeting (Agenda item 10):

- i) Are there any comments regarding the Housekeeping Official Plan Amendment 10 to the North Huron Official Plan?
- ii) Are there any comments regarding the 2015 North Huron Zoning By-law Update?

7. Zoning By-law Procedure Following Public Meeting.

- This is a Public Meeting of the Planning Advisory Committee, not a Council Meeting; thus a decision of Council may or may not be made this evening.

- If the By-law is passed by Council, the Clerk is required to send Notice of the Passing of the Zoning By-law and notice of adoption of the Official Plan Amendment to all persons and agencies notified of this Public Meeting.

- There is a 20 day objection period from the time Notice of Passing of the By-law has been mailed by first class post, wherein submissions/letters of objection or support in respect to the passing of the by-law, will be received by the Clerk.

- There is a 20 day appeal period from the day after the Notice of Decision is mailed by the County of Huron for the Official Plan Amendment.

- If an objection is received, an Appeal is lodged with the Ontario Municipal Board (OMB) and at that point the Township no longer has any control over the time factor involved.

- If the by-law is passed and no objections are received within the objection period, the Clerk certifies that the Zoning By-law is in force and of effect as of the date of its passing and Notice is forwarded to the Huron County Planning & Development Department.

- If no appeals are received during the appeal period for the Official Plan Amendment, the County of Huron mails a notice advising that the amendment is in full force and effect to all persons and agencies notified of this Public Meeting.

8. Recommendation of the Huron County Planning & Development Department.

Planner states recommendation. In the absence of the Planner the recommendation is read from the attached report from the Huron County Planning and Development Department.

9. Recommendation to Council from the Planning Advisory Committee.

Note: (Only one of the following recommendations for each item can be made by the Planning Advisory Committee – the wording of the possible recommendations are generic and may be augmented by the Planning Advisory Committee)

1. Official Plan Amendment:

A) That the Official Plan Amendment be approved.

B) That the Official Plan Amendment be deferred for:

- a. more information; or
- b. confirmation that a particular standard has been met; or
- c. notice that a related planning application has been passed by the County of Huron.

C) That the Official Plan Amendment be denied.

2. Zoning By-law Amendment:

A) That the Zoning Amendment be approved.

B) That the Zoning Amendment be deferred for:

- a. more information; or
- b. confirmation that a particular standard has been met; or
- c. notice that a related planning application has been passed by the County of Huron.

C) That the Zoning Amendment be denied.

10. Adjournment.

That there being no further business before the Planning Advisory Committee, the Public Meeting be hereby Adjourned at p.m.



PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Reeve and Members of North Huron Council
Sharon Chambers, CAO

From: Laura Young, Planner

Date: 24 December, 2015

Re: **Housekeeping Official Plan Amendment 10 to the North Huron Official Plan**

RECOMMENDATION

It is recommended the Housekeeping Official Plan Amendment No 10 to the North Huron Official Plan be **approved**.

BACKGROUND AND PURPOSE

At the September 8th Council meeting, staff was directed to prepare the North Huron Official Plan Housekeeping Amendment alongside the Zoning By-law Update currently being undertaken. The Housekeeping Amendment would bring the North Huron Official Plan into conformity with the Huron County Official Plan and the 2014 Provincial Policy Statement, as well as update the Wingham Land Use map in the Official Plan with the newest 2015 Maitland Valley Conservation Authority floodplain mapping data. At the September 21st 2015 meeting, Council was provided with an overview of the proposed Amendment required to bring the document into conformity.

At the November 2nd Council meeting, staff was directed to advertise for a simultaneous Public Meeting for the Zoning By-law Update and the Official Plan Amendment No 10. The notice was printed in the newspapers in early December and the Amendment was circulated the same week.

This Housekeeping Official Plan Amendment is a result of the updates and changes made to the Provincial Policy Statement in 2014, and the Huron County Official Plan being amended to recognize those changes. The proposed changes are to maintain conformity with both of those planning documents. In 2015 Maitland Valley Conservation Authority made updates to their floodplain mapping data and this Amendment includes the minor changes to the Wingham flood fringe area, as shown on the Schedule B Wingham Land Use map.

COMMENTS RECEIVED

During the public notice posting and circulation period for Official Plan Amendment 10, no comments from the public or agencies were received. No actions resulting from the commenting period were required to be taken.

COMMENTS

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.

This Amendment will:

"Planning with the community for a healthy, viable and sustainable future."

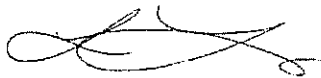


- Revise the Surplus Dwelling Severance policies (Section 11.3.1) to be consistent with the County of Huron Official Plan surplus residence severance policies. This includes the removal of the MDS requirement.
- Remove the requirement for Minimum Distance Separation (MDS) from a surplus dwelling severance to a neighbouring barn, except where there is a barn on the farm the house is being severed from and it is not included on the severed lot.
- Add a reference to mineral aggregate resource conservation, including the use of accessory aggregate recycling facilities, to Section 9.3.2.1. This is a permitted use from the Provincial Policy Statement.
- Amend the policy that proposed development is not permitted in habitats of endangered species and threatened species, except in accordance with provincial and federal requirements. This is to clarify that any provincial or federal requirements for development in a specific habitat must be met.
- Remove the 5 lot limit for lot creation on private services and add a policy that site conditions for private services must be suitable for long-term septic disposal.
- Add a reference to North Huron containing lands abutting an airport and supportive of reducing incompatible uses in the North Huron airport adjacent lands. This is supported by the inclusion of a new zoning provision and Appendix Map 10 in the proposed Zoning By-law Update.
- Add updated flood fringe mapping from the 2015 Maitland Valley Conservation Authority floodplain mapping data. This mapping was approved and submitted from the MVCA to reflect the most recent flood data available.

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.

Sincerely,



Laura Young, Planner

AMENDMENT NO. 10
(HOUSEKEEPING AMENDMENT)

TO THE

TOWNSHIP OF NORTH HURON

OFFICIAL PLAN

BY-LAW NO. _____, 2015

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. 10 to the Official Plan of the Township of North Huron including the text and mapping changes, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 10 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 10 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 , 2015
Read a second time , 2015
Read a third time , 2015

Reeve, Neil Vincent

Clerk, Kathy Adams

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No. 10 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') and text constitutes Amendment No. 10 to the Official Plan for the Township of North Huron. Part 'B' contains the housekeeping text amendments and 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.

PART 'A' PREAMBLE

AMENDMENT NO. 10 TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF NORTH HURON

1. PURPOSE

The purpose of the Official Plan Amendment is to:

- Revise the Surplus Dwelling Severance policies (Section 11.3.1) to be consistent with the County of Huron Official Plan surplus residence severance policies.
- Remove the requirement for Minimum Distance Separation from a surplus dwelling severance to a neighbouring barn, except where there is a barn on the farm the house is being severed from and it is not included on the severed lot.
- Add a reference to mineral aggregate resource conservation, including the use of accessory aggregate recycling facilities, to Section 9.3.2.1.
- Amend the policy that proposed development is not permitted in habitats of endangered species and threatened species, except in accordance with provincial and federal requirements.
- Remove the 5 lot limit for lot creation on private services and add a policy that site conditions for private services must be suitable for long-term septic disposal.
- Add a reference to North Huron containing lands abutting an airport and supportive of reducing incompatible uses in the North Huron airport adjacent lands.
- Add updated flood fringe mapping from the 2015 Maitland Valley Conservation Authority floodplain mapping data.

2. LOCATION

The amendment applies to all lands within the Township of North Huron.

3. BASIS

This is a municipally initiated housekeeping amendment to correct or update certain policies and designations in the Plan. The amendment will update the surplus residence consent policies to be in conformity with the

policies in the Huron County Official Plan, will include policies recognize the airport adjacent lands in North Huron, protect habitats of endangered and threatened species, and permit aggregate recycling facilities, remove the limit of the number of lot created on private services and ensure they are suitable for long term septic disposal, and update the existing flood mapping with regards to the 2015 Maitland Valley Conservation Authority map data. There is a corresponding Zoning By-law Amendment to implement some of these changes.

PART 'B'

AMENDMENT NO. 10 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 text and attached map, being Schedule 'B', constitute Amendment No. 10 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) Amending the Flood Fringe limit.

2.2 The text of the Township of North Huron Official Plan is hereby amended by:

- b) Deleting Section 6.7.2 (e), (f), and (g) Goals for Community Facilities.

- c) Adding to Section 9.3.2.1 Operations in Designated Mineral Aggregate Deposits after the first paragraph and before the existing second paragraph the following:

"Mineral aggregate resource conservation shall be undertaken, including the use of accessory aggregate recycling facilities within operations, in accordance with the requirements of the Aggregate Resources Act."

- d) Deleting from Section 10.5.3.1 Water and Sewage Service Policies the following: "If it is determined through a servicing options strategy that private on-site water and sewage services are the preferred option, developments will be limited to 5 or fewer lots or units" and replaced with the following:

"Where a servicing option strategy recommends individual on-site sewage and water services it shall be demonstrated that they are suitable over the long-term with no negative impacts."

- e) Deleting Section 11.3.1 (7) (e) Agricultural Areas and replacing it with the following:

"Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farmlands. MDS does not apply to existing barns on separately titled lots."

- f) Adding to Section 5.3.4.1 Areas of No Development/Full Protection include Provincially and Locally Significant Wetlands, Significant ANSIs and Significant Habitat for Threatened and Endangered Species, to the fifth paragraph between the words "their habitat" and "The Township of North Huron:"

"and development and site alteration shall not be permitted, except in accordance with provincial and federal requirements."

- g) Adding to Section 10.5 Infrastructure and Servicing the following:

"10.5.3.5 Airport Adjacent Lands

The Richard LeVan Airport- Wingham is located on Lots 7 to 14, North Part of Concession 1, Morris Ward, in the Municipality of Morris-Turnberry. This facility, which includes the hangar and terminal buildings, is owned and maintained by the Township of North Huron. This Plan recognizes that North Huron contains lands that are located adjacent to the airport. Airport adjacent lands and related uses must be protected from incompatible uses. Any proposed development shall not conflict with the airport use."

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 conform with the Huron County Official Plan and the 2014 Provincial Policy Statement. 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.

This Amendment will:

- Revise the Surplus Dwelling Severance policies (Section 11.3.1) to be consistent with the County of Huron Official Plan surplus residence severance policies.
- Remove the requirement for Minimum Distance Separation from a surplus dwelling severance to a neighbouring barn, except where there is a barn on the farm the house is being severed from and it is not included on the severed lot.
- Add a reference to mineral aggregate resource conservation, including the use of accessory aggregate recycling facilities, to Section 9.3.2.1.
- Amend the policy that proposed development is not permitted in habitats of endangered species and threatened species, except in accordance with provincial and federal requirements.
- Remove the 5 lot limit for lot creation on private services and add a policy that site conditions for private services must be suitable for long-term septic disposal.
- Add a reference to North Huron containing lands abutting an airport and supportive of reducing incompatible uses in the North Huron airport adjacent lands.
- Add updated flood fringe mapping from the 2015 Maitland Valley Conservation Authority floodplain mapping data

Township of North Huron Location Map Wingham OPA # 10



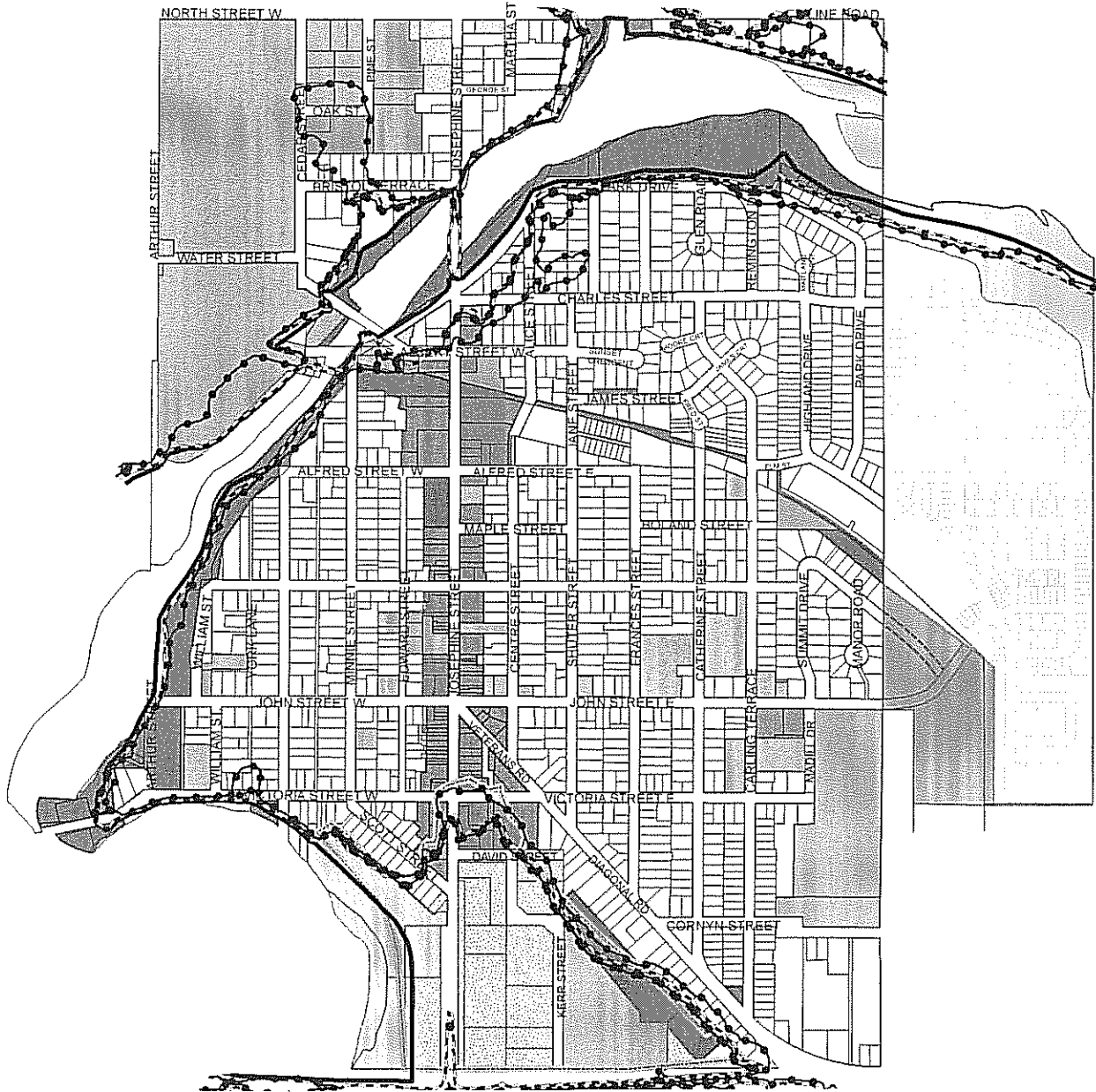
1:11,000



Official Plan Amendment applies to all of Wingham



SCHEDULE "B" LAND USE PLAN WARD OF WINGHAM TOWNSHIP OF NORTH HURON OFFICIAL PLAN OPA # 10



New Flood Fringe Limit

Legend

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

Schedule B has been amended by:
OPA #9



0 175 350
Meters



Prepared by the County of Huron Planning and Development
Department GIS Section with data supplied under License
to Municipalities of the Ontario Municipal Association (OMA),
M.O.A., A.M.T.A. and M.T.C.A., Cadastre/Property, 2010
This map is illustrative only. Do not rely on it as a precise
indication of matter. Future locations, use as a guide to navigation
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Mar 2014



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www.huroncounty.ca

To: Reeve Vincent and North Huron Council
From: Laura Young, Planner
Date: 24 December 2015
RE: The 2015 North Huron Zoning By-law Update

Recommendations

1. The proposed 2015 North Huron Zoning By-law Update under Section 34 of the Planning Act be **approved.**

Background and Purpose

The North Huron Zoning By-law Update began in June 2015; it was required to be updated by Section 26 of the Planning Act after the Five Year Review of the North Huron Official Plan in 2014. Draft edits were made and staff comments were received throughout the months of July and August 2015. In September an information session was held with Council to introduce and summarize the proposed changes to the By-law. Direction was received to advertise for an Open House. The Open House was held on October 19th 2015. After the conclusion of the commenting period, an update was provided to Council and direction was given to advertise for a joint Public Meeting for the Zoning By-law Update and the Housekeeping Official Plan Amendment. Letters were sent out to specific landowners who were affected by the new Floodway Zone addition. A follow up letter was sent out notifying landowners that the original proposed Public Meeting date was rescheduled. The Notice of a Public Meeting was distributed and printed in early December and the Zoning Amendment and Official Plan Amendment were simultaneously circulated for the January 4th 2016 Public Meeting.

The purpose for this Update is to bring the North Huron Zoning By-law into compliance with the North Huron and County of Huron Official Plans and updated mapping from the Maitland Valley Conservation, and create a more user friendly document and series of maps.

Comments Received

The comments received from the Maitland Valley Conservation Authority did not express any major concerns. They included the following comments:

1. Revise one sentence in Section 3.7 Conservation Authority Regulated and Adjacent Lands to reflect that technical studies may be required by the Conservation Authority to determine if development shall be permitted. This action was done.
2. Revise Section 3.12 Hazard Lands Requirements to clearly recognize that development must also be approved by the Township in Hazard Lands and that Conservation Authorities are the provincially designated responsibility for commenting on planning act applications in hazard land areas. This action was done.
3. Amend the legend of the maps to say 'Floodplain' not 'Flood Fringe' for the identified flood area. This action was done.
4. Recommended changing the zoning on Concession 12, Part Lots 37, 38 and 39 to Natural Environment- Fully Protected NE1 from the proposed NE2- Limited Protection to recognize a local wetland. Upon review of the wetland mapping available and the level of protection applied in the other Natural Environment zones for identified wetlands, it was decided to wait and apply a more comprehensive update to all the identified wetlands and their applicable level of protection required at a future time.

5. Recommended contacting Jenna Allain, the Risk Management Official for the Source Water Protection to discuss the addition of the Wellhead Protection Areas to the zoning maps. Staff contacted Jenna Allain and notified her of the zoning changes, but all zoning provisions and mapping changes concerning Source Protection policies will be implemented at a future date once they are drafted and approved.

The comments received from landowners were minimal and required no revision of the existing proposals for the Zoning Update Amendment.

1. George Edward Rich- wanted clarification as to what the addition of the Floodway Zone would mean for current and future uses on his property (92 Victoria Street West). Discussion answered his questions and he needed no further action taken.
2. Tinie Jacobson- wanted clarification about how the addition of the Floodway Zone affected her property (233 Victoria Street West) and existing dwelling. The inquiry was received by another Huron County Planner. The dwelling exists on the current Open Space zone as legal non-complying and would continue to exist under that provision, subject to the zoning provisions for legal non-complying structures. No further action taken.
3. Rod Moorsom- expressed concerns over the addition of the Floodway Zone that would limit the ability to develop on the property Plan 410 Part Block B. After discussion with the Maitland Valley Conservation Authority, it was determined that at this time there would not be a negative impact on any proposed development and future examination of the site and the floodway boundary provided by the MVCA would determine what action, if any, is needed.

Amendment

Due to the size of the proposed amendments to the Zoning By-law for the Update, the circulated zoning amendment references the changes in Schedule A made with either strikethrough as a proposed deletion from the existing Zoning By-law or underlined text as a proposed addition to the existing By-law. The entire Zoning By-law document (Schedule A) is available for viewing on the North Huron website (www.northhuron.ca/building and then click on the 'Zoning' tab to the left) or at the local municipal office in hardcopy.

Summary

Approval of the proposed North Huron Zoning By-law Update is recommended. This report was prepared in advance of the meeting and further planning comments can be provided during the meeting.

Sincerely,



Laura Young, Planner

SCHEDULE 1

CORPORATION OF THE TOWNSHIP OF NORTH HURON

BY-LAW NO. - 2015

WHEREAS the Corporation of the Township of North Huron considers it advisable to amend Zoning By-law 82-2008, as amended.

NOW THEREFORE, the Council of the Corporation of the Township of North Huron enacts as follows:

1. This by-law shall apply to all lands within the Township of North Huron.
2. By-law 82-2008 is hereby amended by the changes shown in the attached Schedules, shown as the following:

Deletions to the text are shown as ~~strikethroughs~~
Additions to the text are shown as underlined
3. Zone Maps 1- 10 are hereby amended and include the addition of Appendix 10, attached hereto, which are declared to be part of the by-law.
4. This by-law shall come into force upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	DAY OF	, 2015
READ A SECOND TIME ON THE	DAY OF	, 2015.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2015.

Neil Vincent, Reeve

Kathy Adams, Clerk

SCHEDULE 1

CORPORATION OF THE TOWNSHIP OF NORTH HURON

BY-LAW - 2015

1. By-law - 2015 has the following purpose and effect:

This proposed Zoning By-law Amendment affects all lands within the Township of North Huron.

The purpose of the Zoning By-law Amendment is to complete a Zoning By-law Update to correct or update zoning provisions and mapping to be consistent with the Official Plan and Provincial Policy Statement. This update is required by Section 26 of the Planning Act following a Five Year Review of an Official Plan.

This by-law amends North Huron Zoning By-law # 82-2008.

Schedule A)

TOWNSHIP OF NORTH HURON

Zoning By-law

Passed: December 1, 2008

Consolidated: November 12, 2014

2015 UPDATE

Note: Additions are shown using underline
Deletions are shown using ~~strikethrough~~

THE REMAINDER OF SCHEDULE A) FOR BY-LAW xx-2015 MAY BE VIEWED AT WWW.NORTHHURON.CA/BUILDING AND CLICKING ON THE 'ZONING' TAB OR IN HARD COPY AT THE TOWNSHIP OFFICE

Prepared by:

- Township of North Huron
- County of Huron Planning and Development Department