

# PUBLIC OPEN HOUSE



**MHBC**  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

## AGENDA

- 10:00 – 10:30: Welcome / Open House
- 10:30 – 11:00: Presentation
- 11:00 – 11:30: Q & A session
- 11:30 – 1:00: One-on-one discussions

Saturday, March 24<sup>th</sup>, 2018

# Welcome and introductions

- MHBC Planning staff
- Township of Huron-Kinloss staff
- Saugeen Valley Conservation Authority staff
- Maitland Valley Conservation Authority staff
- Bruce County staff

# Purpose of presentation / meeting

- To share information about the main changes proposed to the Zoning By-law.
- To provide an update on work undertaken since last fall related to mapping.
- To obtain feedback from the community on the By-law and mapping.
- To describe the overall project timing and next steps to be undertaken.

# What do Zoning By-laws Regulate?

- The *Ontario Planning Act* provides the authority for municipalities to pass Zoning By-laws.

Zoning By-laws may:

- Restrict the use of land and the location and use of buildings or structures;
- Prohibit the location of buildings or structures on lands for a multitude of reasons (e.g. flooding, contaminated sites, significant wetlands);
- Regulate the height, bulk, location, size, floor area, spacing, character and, use of buildings or structures;
- Regulate the frontage and depth of a lot and the proportion of area of a lot that may be occupied by buildings or structures

# Why update the Zoning By-law?

- To conform to current Provincial requirements.
- To implement the most current Bruce County Official Plan.
- To implement the policies and mapping from the recent Township Official Plan update.
- To reflect current best practices.
- To improve usability and readability of the By-law.
- To eliminate redundancies in the regulations.

# Project Timeline

Task	Date
Project Kickoff with Staff	March 9, 2017
Present Initial Review Report to Council	April 10, 2017
1 <sup>st</sup> Public Meeting to Introduce Project	June 1, 2017
Present Discussion Paper to Council	July 10, 2017
Prepare Draft Zoning By-law (including consultation with staff, County, agencies)	May to August 2017
Present Draft Zoning By-law to Council & circulate to agencies and the public	August 14, 2017
2 <sup>nd</sup> Public Meeting on Draft Zoning By-law	September 9, 2017
Review / respond to comments and update By-law	October 2017 – February 2018
Present Consultation Summary to Council	March 5, 2018
3 <sup>rd</sup> Public Meeting on Draft Zoning By-law	March 24, 2018
Statutory Public Meeting & Presentation of By-law for Approval	May 2018

# Agricultural Zoning Structure

- Agricultural zones: AG1, AG2, AG3, AG4:
  - General Agricultural (AG1)
  - Agricultural Commercial / Industrial (AG2)
  - Agricultural Residential (AG3) – rural residential
  - Agricultural Rural (AG4) – revision from RU in previous draft
- AG1 and AG4 both have primary use as farming and related uses.
- AG2 and AG3 are smaller parcels where primary use is not farming.

# Secondary Farm Residence

- Permitted in Official Plan (Bruce County)
- Meant for full-time farm labour or retiring farmers.
- New By-law makes provision for secondary farm residences to occur.
- Site-specific By-law amendment would be required.
- Use would be permitted subject to the following:
  - Restricted to one additional dwelling unit.
  - Lots must be >30 ha in AG1 and >13 ha in AG4.
  - Where second dwelling proposed, must be within farm cluster, maximum 30 m from farm building cluster.
  - MDS must be met.
  - One shared driveway access required (two on corner lot).
  - Can not be severed in future.



# Residential Zoning Structure

- Residential zones: R1, R2, R3 and Lifestyle Community Residential (LCR)
- LR and R1 zones consolidated – but current LR regulations remain unchanged.
- Accessory secondary units permitted within single detached, semi-detached and row housing – in accordance with regulations in Section 4.6 and not in Lakeshore.

# Secondary Units

- Township Official Plan permits within a principle dwelling (detached, semi-detached or row housing).
- Limited to Residential and Hamlet designations.
- Added due to recent *Planning Act* changes that require municipalities to permit secondary units.
- Secondary units considered where the following are met:
  - Not permitted within an accessory structure.
  - Maximum of one accessory unit per lot is permitted.
  - Driveway access to be shared (no new entrance).
  - One parking space to be provided for secondary unit.

# Commercial Zoning Structure

- Commercial Zones: Village Commercial (VC), Highway Commercial (HC), Hamlet Mixed-Use (HMU), Resort/Recreational Commercial Zone (RRC)
- Generally, no change to regulations and permitted uses.
- ‘Converted Commercial’ dwelling permitted in Hamlet-Mixed Use zone – new definition

# Industrial Zoning

- Industrial Zones: Light Industrial (M1), General Industrial (M2), Extractive Industrial (ER).
- New By-law maintains structure in current By-law.
- Existing MR (Rural Industrial) Zone is proposed to be deleted and replaced by AG2 Zone.

# Environmental Protection (EP)

- Limits of EP implement mapping from County, Conservation Authorities and new Township Official Plan.
- Revisions made to mapping since previous version, in consultation with Conservation Authorities.
- Existing buildings recognized as legal-non conforming and are permitted to remain.
- Existing agricultural uses permitted.

# Other changes

- 51 new definitions & 58 modified definitions.
- Addition of Source Water Protection regulations – Section 4.31 & Schedule B.
- Wording revisions to Section 4 (General Provisions) and Section 5 (Parking and Loading)
- Special Provisions – from 198 to 134 (majority due to surplus farm severances and wind turbines).
- Other minor text and wording changes in response to agency comments.

# How do I get additional information?

- Review the FAQ handout available at the sign-in table.
- Draft Zoning By-law available at Township office.
- Draft Zoning By-law and related information available online: <http://huronkinloss.com/2017zoningby-lawreview.cfm> (includes comment summary and comparison between previous / current draft)
- Online interactive mapping:  
<https://mhbc.maps.arcgis.com/apps/webappviewer/index.html?id=309ebf2e84e448f28813fe204e5cdbc0>

# How do I submit comments and feedback?

## Comment Submission

- Fill out Comment Sheet (provided in letters and hard copies available) and return to Township Office by April 13<sup>th</sup>, 2018.
- Email ([edance@huronkinloss.com](mailto:edance@huronkinloss.com))
- Letter (mail to the Township)
- Oral or written submissions at public meeting (May 2018)
- Those who submit comments or request to be further notified will be informed of the date and location of a future Council meetings that are held for statutory public meetings or where decisions will be made with respect to zoning by-law
- Any person who makes **oral submissions at a public meeting** or makes a **written submission** prior to approval/refusal of zoning by-law 2015-001 has appeal rights under the *Ontario Planning Act*



# Open House component

- Maps on display of current / proposed By-law.
- Staff from MHBC, Township, County and Conservation Authorities able to discuss By-law and mapping.
- Computers set up to access online mapping.
- Comment sheets available to take home if you are not able to stay or talk to someone.



THANK-YOU!

Saturday, March 24<sup>th</sup>, 2018