



Staff Report

Report number: CLK2017-08-49

Prepared by: Sonya Watson, Clerk

File Number: 450 Comprehensive

Subject:

Zoning By-Law-2017

Draft Comprehensive Zoning By-Law

Date: Aug. 14, 2017

1 Attachments:

[Draft Comprehensive Zoning By-Law](#)

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2017-08-49 prepared by Sonya Watson, Clerk and in so doing approves releasing the draft by-law as presented for public and agency review; and further provides the Clerk direction regarding notification to residents.

Background:

The Township of Huron-Kinloss has been in the process of conducting a comprehensive review of its Zoning By-law with the expertise of MHBC Planning since early 2017.

The Zoning By-law is a legal document that specifies how land can be used through regulations (property setbacks, building heights etc.) and permissions (residential, commercial, agricultural, etc). The Township's current bylaw is 16 years old and requires an update as a result of the recent approval of the Township's new Official Plan in 2016. The comprehensive review will also ensure the Zoning By-law reflects current practices, changes to provincial policy, and supports the strategic directions of the Township.

MHBC Planning has been engaging residents and working with the Conservation Authorities and the County of Bruce on the draft by-law and will be attending to present the draft by-law.

Comments:

The intent of the August 14th, 2017 meeting is to get Council approval to 'table' the draft zoning by-law and then make it available for public & agency review on the Township website and at the Municipal Office. We will then continue to consult the appropriate agencies and public on the draft by-law.

An Open House has been scheduled for Saturday September 9th, 2017 from 10:00 a.m. until 2:00 p.m. at the Ripley Huron Community Centre. We are encouraging residents to review the draft document and attend the Open House to provide input or seek information

on their own particular property. Public comments are welcome throughout the process and can be submitted to Pierre Chauvin at pchauvin@mhbcplan.com or Sonya Watson, Clerk at swatson@huronkinloss.com or can be dropped off or mailed to the Municipal Office. We will encourage residents and agencies to submit comments by October 3rd, 2017 so they can be addressed prior to the Public Meeting scheduled for October 11th, 2017.

We have also set aside Monday September 18th, 2017 as a public and stakeholder day where individual meetings will be arranged for people to discuss their specific concerns if they were not address at the Open House or they were unable to attend.

It is anticipated that the final draft of the Zoning By-law will be before Council by November/December 2017.

Notification Process:

Communications on the zoning by-law review has been occurring since April through a variety of sources and Committee and Council agendas.

All landowners who received a tax bill in August were provided notice in the newsletter regarding the Comprehensive Zoning By-Law Review and the draft by-law being available on August 14th for public and agency review. Residents were encouraged to review the draft, attend the Open House and submit comments or seek information. As you will see in the draft there are a number of changes throughout the by-law to the zoning provisions that will affect properties throughout the Township. There are also some changes more specifically in regards to Environmental Protection (EP) lands being changed to General Agriculture (AG1) or vice versa that may have an effect on an individual property due to new mapping updates.

We seek Council's direction on how in depth of a notification process they feel is appropriate based on these changes. With a review of this nature there are changes to zoning classifications eg. (Lakeshore Residential (LR) to Residential One (R1) that affect a whole area (Lakeshore area) while the actual provisions have not had significant changes. Or changes to building heights or setbacks that will now affect all residents in a particular area.

A general notification would include the notice in the tax bill newsletter, electronic newsletters, ads in the papers, notice on the website & Facebook, email through the Beach Associations and Business groups and posters throughout the communities in addition to the mailing to the required agencies and registered public as per the Planning Act.

A more targeted notification would include MHBC compiling a list of all properties that had a zoning map change occur on their property and/or a zoning classification change on their property eg. (Lakeshore Residential (LR) to Residential One (R1)) and compiling a mailing list and the Township doing a direct mail to these individuals. This could result in a large mailing depending on the change criteria chosen.

We recommend Council approve 'tabling' the draft by-law as presented and seek direction on further notification moving forward.

Financial Impact/Budget Implications:

The Comprehensive Zoning By-Law Project is on target with the approved budget at this time.

Alignment to Sustainability Plan Goals and Directions:

We are a prosperous community that continues to grow in a sustainable manner

By retaining and expanding our existing businesses and attracting new ones

By diversifying our economy

By growing a diversity of tourism opportunities

By strengthening our agricultural and agri-business sector

By investing in infrastructure

We are an accessible community that offers opportunities for everyone.

By ensuring people have a place to live

By having amenities and services nearby

By being age friendly

By enhancing our mobility

By being accessible for those with disabilities

By being open and transparent

We are an environmentally conscious community that are good stewards of our natural environment.

By protecting our natural assets

By using our resources wisely

By being aware and taking responsibility

Respectfully submitted:

(original signed by)

Sonya Watson, Clerk

Reviewed by:

Mary Rose Walden, Chief Administrative Officer