



HURON-KINLOSS

Zoning By-law Comprehensive Review



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Thursday June 1, 2017

Presenters: Pierre Chauvin & Mitchell Avis

Background

- MHBC Planning has been retained by the Township to complete a comprehensive review of Zoning By-law 2001-87
- Township's new Official Plan was approved in 2016
- Planning Act requires municipalities amend their Zoning By-laws within 3 years of a new Official Plan being in effect
- Review also allows opportunity to make changes that reflect current practices, changes to provincial policy and supports the strategic direction of the Township.

Purpose of By-law Review

1. Conform with Provincial, County and local policies
2. Improve the usability and readability of the By-law
3. Eliminate redundancies
4. Reflect best practices

Project Timeline

| Task | Date |
|--|--------------------|
| Project Kickoff with Staff | March 9, 2017 |
| Present Initial Review Report to Council | April 10, 2017 |
| Public Meeting to Introduce Project | June 1, 2017 |
| Present Discussion Paper to Council | July 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 |
| Public Meeting on Draft Zoning By-law | September 9, 2017 |
| Present Public/Agency Consultation Summary to Council | October 11, 2017 |
| Statutory Public Meeting & Presentation of By-law for Approval | November 13, 2017 |

Purpose

The purpose of tonight's open house is to:

1. Introduce the Zoning By-law Comprehensive Review process
2. Understand the issues that the public would like addressed through this process
3. Receive feedback from the public

Proposed Zone Removals?

Restricted Agriculture (AR)

- Remove as Minimum Distance Separation (MDS) Guidelines now achieve the same goal separating incompatible land uses

Service Commercial (SC)

- Remove as it duplicates the Highway Commercial (HC) Zone

Rural Commercial (RC)

- Consider merging this zone with the Rural Industrial (RI) Zone to consolidate the agricultural industrial/commercial uses

Proposed Zone Additions?

Rural Zone

- Would implement Rural Area designation in Bruce County OP
- Permitted uses are more flexible and permissive
- Includes rural commercial (space extensive recreational commercial, tourism related commercial, rural commercial enterprises) and non-farm residential use and seasonal residential uses

Hamlet Mixed-Use

- Would implement the Hamlet designation in the HK OP
- Could be a modified General Commercial (GC) Zone that applies within the hamlets along main streets to allow for a greater range of permitted uses (e.g. community facilities, commercial uses, residential).
- Allows greater flexibility

Efficiencies

Surplus Farm Dwelling Severances

- PPS and Bruce County OP require that a residence be prohibited on the retained farmland. Currently, applicant applies for a Zoning By-law Amendment.
- Can add a General Provision & Special Provision to the By-law, which could allow for the prohibition to occur 'automatically'
- Eliminates requirement for a Zoning By-law Amendment application

Efficiencies

Technical Revisions

- Township does not have any provision to allow for technical amendments
- Many By-laws now include a General Provision allowing for technical revisions to be made without further public notice or Council approval
- Technical amendments include correction of numbering, cross-referencing, grammar and punctuation
- Technical amendments do not impact the zoning of any property or the intent of the By-law

On-Farm Diversified Uses

On-Farm Diversified Use: means uses that are secondary to the principle agricultural use on the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that provide value-added agricultural products (PPS definition)

Examples: winery, professional office, sawmill, welding shop, equipment repair, corn maze, B&B, farm market, etc

Accessory Buildings

Staff have identified two primary issues:

1. Maximum height of 4.0 metres is too small because of growing demand to store RVs
2. A need to establish a maximum lot coverage or maximum number of buildings and structures

Secondary Units

- Official Plan permits secondary units within a detached dwelling, a semi-detached dwelling or a row house dwelling in the Residential and Hamlet designations
- Official Plan directs the Zoning By-law to establish performance standards that may include: minimum lot area, minimum lot width, parking requirements, size and number of driveways

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