



Staff Report

Report number: CLK2018-06-50

Prepared by: Emily Dance, Clerk

File Number: 100

Subject: Comprehensive Zoning

Date: Jun. 18, 2018

0 Attachments:

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number CLK2018-06-50 prepared by Emily Dance, Clerk and in so doing approves the Comprehensive Zoning By-Law as presented subject to further consultation with the SVCA; AND directs a by-law be brought forward to Council; AND FURTHER adopt a resolution indicating that notwithstanding Section 34 (10.0.0.1) of the Planning Act, applications for an amendment to the Zoning By-Law are permitted within 2-years of adopting the Comprehensive Zoning By-Law

Background:

In early 2017, the Township began a comprehensive review of its Comprehensive Zoning By-law and existing zoning framework to implement the new Official Plan and update its zoning regulations to reflect current planning standards and best practices. It has been a lengthy process, with extensive Community consultation.

Public Consultation

Initial Review Report Presentation to Council – [April 10, 2017](#)

Open House / Public Meeting #1 – [June 1, 2017](#)

Background Report to Council for Information – [July 10, 2017](#)

Draft By-Law and Mapping Released for Review – [August 14, 2017](#)

Open House / Public Meeting #2 – [September 9, 2017](#)

Council Presentation (COW) – [March 5, 2018](#)

Public Open House #2 – [Saturday March 24, 2018](#),

Statutory Public Meeting - [Monday, June 18, 2018](#)

Comments:

MHBC will be making a presentation to Council at tonight's meeting outlining the work completed and providing a recommendation for Council consideration.

Community involvement and participation has been high throughout the project. The Conservation Authorities, County of Bruce, MHBC and Township Staff have been working diligently in responding to comments and concerns. The majority of the concerns received

were associated with the proposed Environmentally protected areas 'EP' and the Dynamic Beach '(db)'.

Following final review, Maitland Valley Conservation Authority is satisfied with the draft by-law and mapping revisions. However, Saugeen Valley Conservation Authority has some outstanding concerns with the mapping on a few site specific properties. Township Staff and MHBC (via teleconference) participated in a meeting on Friday June 15, 2018 to discuss their concerns. The outcome was for SVCA to forward the properties of concern to the Township and MHBC to provide further justification on the recommendation.

Section 34 (10.0.0.1) of the Planning Act, prohibits applications for an amendment to the Zoning By-Law within 2-years of adopting a Zoning By-Law. Council can by resolution permit applications for a Zoning By-Law Amendment following the passing of the zoning by-law. This will allow the same options for amendments to the Comprehensive Zoning By-Law as currently in place.

Staff is recommending Council approve the Comprehensive Zoning By-Law subject to further consultation with the SVCA; AND FURTHER adopt a resolution indicating that notwithstanding Section 34 (10.0.0.1) of the Planning Act, applications for an amendment to the Zoning By-Law are permitted within 2-years of adopting the Comprehensive Zoning By-Law.

Financial Impact/Budget Implications:

The total project cost between 2017 and 2018 is approximately \$133,615 (including HST)

Alignment to Sustainability Plan Goals and Directions:

We are an accessible community that offers opportunities for everyone by ensuring people have a place to live, by having amenities and services nearby and by being open and transparent. We are an environmentally conscious community that are good stewards of our natural environment by protecting our natural assets.

Respectfully submitted:
(original signed by)
Emily Dance, Clerk

Reviewed by:
Mary Rose Walden, Chief Administrative Officer