



Staff Report

Report Number CLK2017-04-27

Prepared by: Sonya Watson, Clerk

Date: 3 April 2017

Subject: Zoning By-Law Review Update

File Number. P450 Zoning
By-Law Review 2017

Attachment: n/a

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number CLK2017-04-27 prepared by Sonya Watson, Clerk

Background:

Council recently approved MHBC Planning to complete a comprehensive review of the Township of Huron-Kinloss Zoning By-law. 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 *Planning Act* requires that municipalities amend their Zoning By-laws within three (3) years of a new Official Plan being in effect. It is also important to ensure the Zoning By-law reflects current practices, changes to provincial policy, and supports the strategic directions of the Township.

Comments:

MHBC Planning have met with staff and are currently reviewing all components of the Zoning By-law including a detailed assessment of all zoning categories. The primary objective of this review will be to ensure that it is consistent with the new Official Plan. This review will also ensure that the Zoning By-law is reflective of current standards and best practices. There will be opportunities for public input and agency throughout the review process, with the first public meeting scheduled for the 1st of June. It is anticipated that the final draft of zoning bylaw will be before Council by November/December 2017.

Any applications for Zoning By-law amendments or minor variances may be made during the comprehensive review process in accordance with the *Planning Act* and will be considered on their own merits under the provisions of existing Zoning By-law 2001-87.

The consultants from MHBC planning will be attending the April 10th, 2017 Council Meeting to discuss their current findings and seek Council's input as part of initiating the review. Staff have met with MHBC Planning and have set some key meeting dates for the project set as outlined here:

Project Schedule

April 10th, 2017 – MHBC attends Council to discuss initial findings and receive Council input into the review

June 1st, 2017 – Open House at 6:00 p.m. / presentation at 7:00 p.m. in the Social Room at the Ripley-Huron Community Centre. This will be an opportunity for the public to engage MHBC, learn about the zoning by-law and discuss individual concerns.

August 14th, 2017- This is a statutory public meeting. MHBC Planning will present a draft By-law to Council for consideration.

September 8th, 2017 – Stakeholder sessions will be arranged with a variety of groups as deemed necessary at this point in the project.

September 9th, 2017 – Come and go style Open House. This is a Saturday meeting to be held in the Social Room at the Ripley Huron Community Centre and will be an opportunity for any and all community members to ask questions regarding the proposed changes.

October 11th, 2017 – MHBC Planning will attend Council and present a summary of findings to Council based on the public and agency input received.

November 13th, 2017 – This is a statutory public meeting. MHBC Planning will attend to present the final draft of the zoning by-law.

November 20th, 2017 – Council meeting to adopt the new By-Law.

This is the tentative schedule. Dates may change should any significant issues arise as a result of the consultation process. We will continue to keep Council informed and will be engaging the community through various mediums throughout the project.

Sustainability Statement:

The information provided in this report is consistent with and in keeping with the Municipality's Vision & Mission. The recommendations contribute to our goals in achieving; a prosperous community, an accessible community and an environmentally conscious community,

Respectfully submitted:

Sonya Watson, Clerk

Reviewed by:

Mary Rose Walden, Chief Administrative Officer