

BY-LAW NO. , 2021

A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF HURON EAST TO AMEND AN OFFICIAL PLAN

The Council of the Municipality of Huron East, in accordance with the provisions of Section 17(22) of The Planning Act, R.S.O. 1990, hereby enacts as follows:

1. Amendment No.11 to the Official Plan of the Municipality of Huron East constituting of the following text changes is hereby adopted.

Revisions are as follows: deletions shown as ~~strike through~~ and text additions are **bold** and *italic*:

Section 4.4.4 Garden Suites

A garden suite is permitted on a property ~~designated as agricultural~~ subject to the following criteria:

- The subject lot contains an existing, occupied dwelling, the garden suite will be permitted by a temporary use by-law pursuant to Section 39 of the *Planning Act*, (RSO 1990).
- The garden suite is compatible with adjacent uses.
- The garden suite is located within close proximity to the existing dwelling, and uses the existing ~~the same driveway to access, and ties in to an existing water supply and sewage system.~~
- The lot size is ~~suitable for water supply and sewage disposal to the satisfaction of the Huron County Health Unit.~~ ***must be suitable for accommodating water and septic services before a garden suite is considered and where possible these services should be obtained from existing systems.***
- The garden suite complies with the Minimum Distance Separation (MDS) formulae. Where the existing dwelling does not meet the minimum distance separation requirements, the garden suite shall not further reduce the existing separation.
- No consent, including consent for mortgage or charge, will be granted for the garden suite.

4.4.10 Agriculture-Related Uses

Minimum Distance Separation shall be applied to new or expanding livestock barns from farm-related commercial and farm- related industrial uses and newly establishing or expanding farm-related commercial and industrial uses shall meet Minimum Distance Separation from existing livestock facilities.

4.4.15 Minimum Distance Separation

For the purposes of Minimum Distance Separation, all cemeteries shall be treated as Type A land use with the exception for those located in urban settlement areas and the following, which are to be treated as Type B:

- St. James Catholic Cemetery (east of Seaforth)***
- Maitlandbank Cemetery (north of Seaforth)***
- Brussels Catholic Cemetery (south of Brussels)***

For barns located within Huron East, a Type B distance is also required to the Brussels Cemetery, which is located within the Municipality of Morris-Turnberry.

6.5.3.1.3.2 Medium and High Density – Primary Settlement Areas

1. Medium density includes single detached, duplexes, semi-detached, triplexes, fourplexes, and multiple attached dwellings, which do not exceed ~~four~~ **six** units per building.

Second residential units are permitted within a single detached, semi-detached and multiple attached dwellings in medium density areas.

2. High density includes apartments and multiple attached dwellings, which exceed ~~four~~ **six** units per building.

2. Amendment No.11 to the Official Plan of the Municipality of Huron East constituting of the mapping changes of the attached Schedule 'B' Cranbrook, Grey Ward, is hereby adopted.

3. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 11 and to make application to the Corporation of the County of Huron for the approval of Amendment No. 11 to the Official Plan of the Municipality of Huron East.

4. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time the day of 2021

Read a second time the day of 2021

Read a third time the day of 2021

Bernie MacLellan, Mayor

Brad Knight, CAO/Clerk

OFFICIAL PLAN AMENDMENT NO. 11 TO THE MUNICIPALITY OF HURON EAST OFFICIAL PLAN

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No.11 to the Official Plan for the Municipality of Huron East, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART 'B'

Part 'B' consisting of the following maps (Schedule 'B') constitutes Amendment No.11 to the Official Plan for the Municipality of Huron East. Part 'B' contains the land use designation changes.

PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART 'A' PREAMBLE

AMENDMENT NO.11 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF HURON EAST

1. PURPOSE

The purpose of Official Plan Amendment 11 is to add polices to the Huron East Official Plan to increase residential units for medium density, amend the Minimum Distance Separation policies, and revise the wording for Garden Suites and correct the land use designation on specific properties in the settlement area of Cranbrook.

2. LOCATION

The text amendment applies to all the lands within the Municipality of Huron East. The mapping changes apply to:

- PLAN 207 LOTS 205 TO 208 AND 214 TO 217 (KENT LINE), GREY WARD
- PLAN 207 LOTS 149 TO 152 AND 161 TO 164 (KENT LINE), GREY WARD
- PLAN 207 LOTS 97 TO 100 AND 109 TO 112 (KENT LINE), GREY WARD

3. BASIS

A summary of the proposed policy changes for Official Plan Amendment 11 are:

- Policies regarding the Minimum Distance Separation from livestock barns to cemeteries and if the single distances or double distance apply to a new or expanding livestock barn
- Addition of policies stating that Minimum Distance Separation shall be applied to new or expanding livestock barns from Agricultural Commercial or Industrial properties
- Revision to the Garden Suites policy in the Agriculture section to amend wording regarding servicing

- Permit up to six (6) units in a multiple attached dwelling within a residential area of medium density.

The amendment will change the land use designation on the properties of: PLAN 207 LOTS 205 TO 208 AND 214 TO 217 (KENT LINE), PLAN 207 LOTS 149 TO 152 AND 161 TO 164 (KENT LINE), and PLAN 207 LOTS 97 TO 100 AND 109 TO 112 (KENT LINE) from Agricultural to Urban. This change corrects a split land use designation on properties that are partially within the urban area of Cranbrook and permit residential uses on the entirety of the property.

PART 'B'

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF HURON EAST

1. INTRODUCTION

All of this part of the document entitled Part 'B' consisting of the following attached maps, being Schedule 'B', constitute Amendment No. 11 to the Huron East Official Plan.

2. DETAILS OF THE AMENDMENT

2.1 Schedule B, Land Use Plan, Cranbrook, Grey Ward, Municipality of Huron East Official Plan, is hereby amended by:

Changing the land use designation from 'Agriculture' to 'Urban' on: PLAN 207 LOTS 205 TO 208 AND 214 TO 217 (KENT LINE), PLAN 207 LOTS 149 TO 152 AND 161 TO 164 (KENT LINE), and PLAN 207 LOTS 97 TO 100 AND 109 TO 112 (KENT LINE), Cranbrook, Grey Ward, Municipality of Huron East as indicated on the attached Schedule 'B'.

PART 'C'

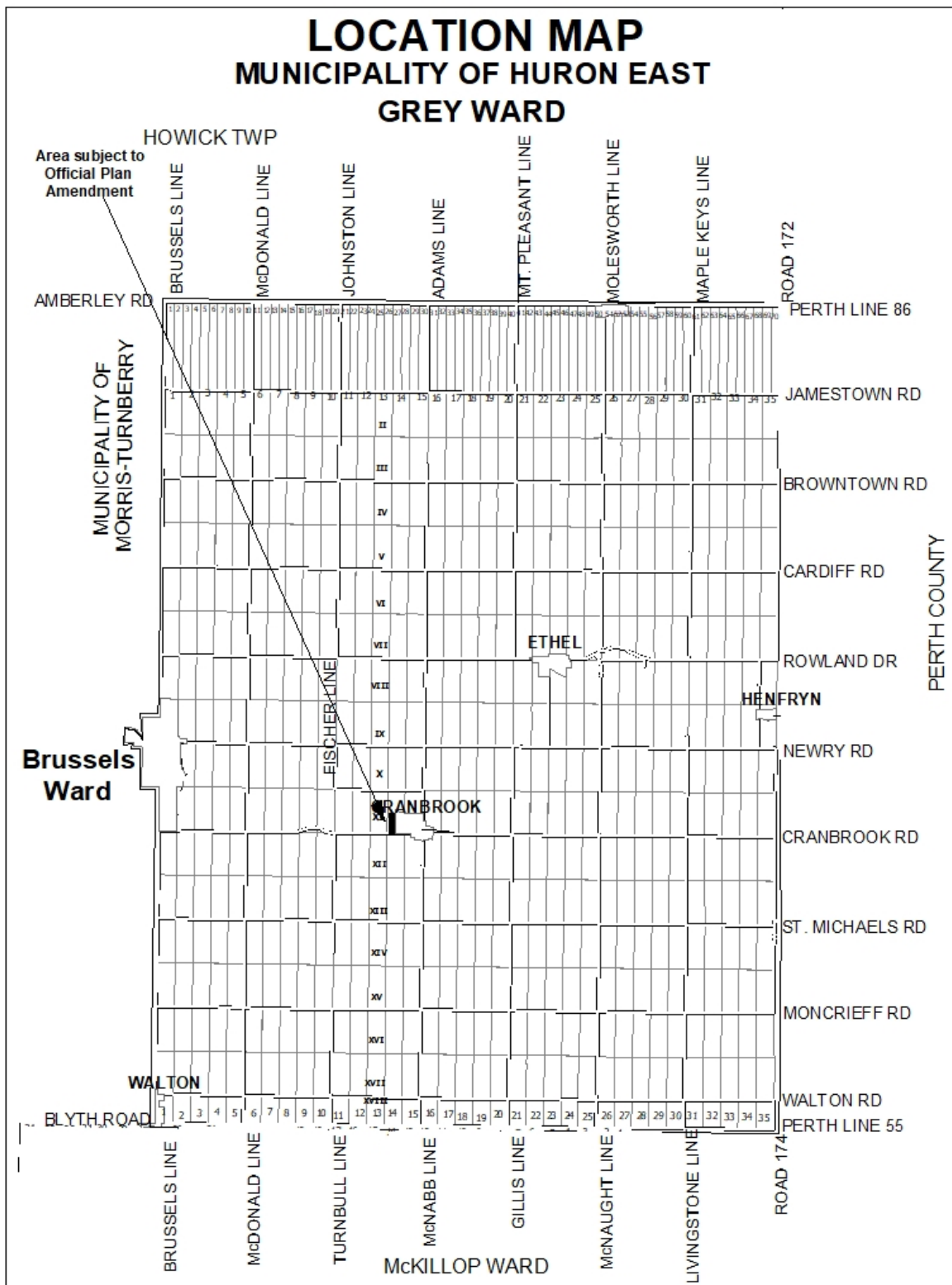
APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

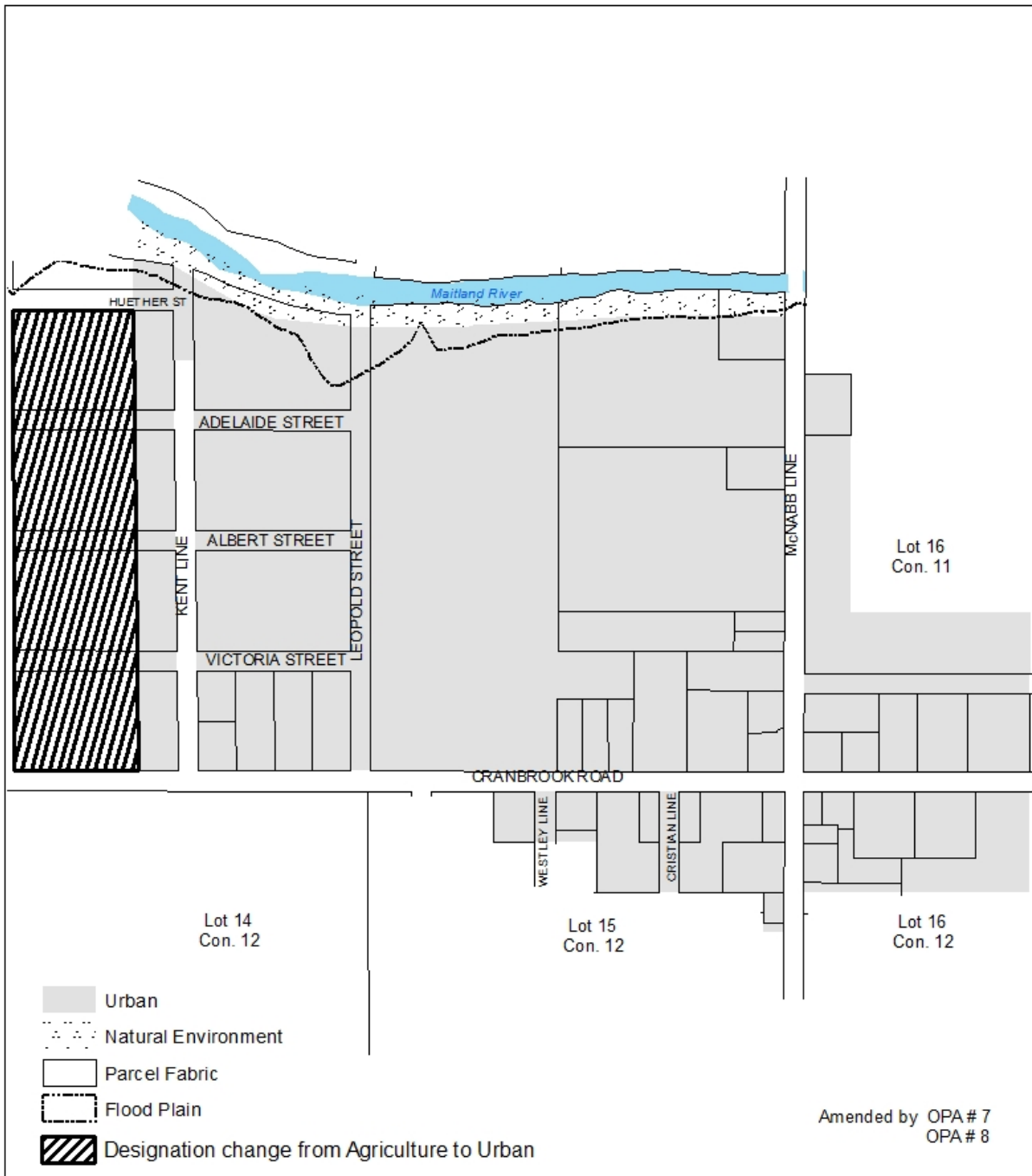
Background

The purpose of Official Plan Amendment 11 is to add polices to the Huron East Official Plan to increase residential units for medium density, amend the Minimum Distance Separation policies, and revise the wording for Garden Suites. Mapping changes will affect site-specific properties in the urban area of Cranbrook, by changing the urban designation to cover the entire properties.

SCHEDULE 'B'
CORPORATION OF THE MUNICIPALITY OF HURON EAST
BY-LAW - 2021



SCHEDULE "B"
 CRANBROOK (GREY WARD)
 MUNICIPALITY OF HURON EAST
 OFFICIAL PLAN
 LAND USE



Amended by OPA # 7
 OPA # 8



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