



## PLANNING & DEVELOPMENT

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To: Reeve and Members of Council  
Carson Lamb (Clerk), Township of North Huron

From: Hanna Holman, Planner and Denise Van Amersfoort, Manager of Planning

Date: January 12, 2022

RE: **North Huron Official Plan 5 Year Review – Request to Commence Review**

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This report has been prepared for the January 17, 2022 meeting of North Huron Council.

### RECOMMENDATION

It is recommended that Council commence a review of the Township of North Huron Official Plan under Section 26 of the *Planning Act* and that a special meeting of Council, open to the public, be held February 24, 2022 to discuss revisions to the Official Plan.

### BACKGROUND

In 2004, following extensive community consultation, the Council of North Huron adopted an Official Plan (OP) for North Huron. This OP replaced former Town of Wingham Official Plan, and the Village of Blyth and Township of East Wawanosh Secondary Plans. The OP established the vision and goals of the community, and provided the legislative basis for implementation through policy direction. The OP was further reviewed and updated in 2013.

### BASIS FOR A REVIEW

Section 26 of the Planning Act requires that municipal Councils review their OP not less than every five years; as the last review occurred in 2013, another review is required. The Act requires the review to ensure that the Official Plan has regard for matters of provincial interest and is consistent with policy statements.

Subsection 3(1) of the Planning Act refers to the Provincial Policy Statement (PPS). The PPS was recently updated in 2020 from the previous version in 2014. The release of a revised PPS in 2020 will require updates to the North Huron OP to ensure consistency with the PPS as well as matters of provincial interest.

Furthermore, a local OP is required to conform to upper tier Official Plans under the Planning Act under Section 27(1) of the Planning Act. The Huron County OP has been revised since the last review of the North Huron OP. The Huron County OP was reviewed and updated in 2021.

While the North Huron OP review is needed to ensure consistency and conformity with the updated direction from the PPS and County OP, the review also provides an opportunity to ensure the policies and mapping in the Plan reflect the desired vision for growth and development in the community.

### PROCESS TIMELINE

The Planning Act outlines the steps in completing a review of an Official Plan. At a minimum the following must be held:

- a) a special meeting of Council at the beginning of the process to discuss revisions to the OP that may be required and to solicit suggestions from the public and agencies on possible revisions (often referred to as a Section 26 meeting);
- b) an open house on the draft OP amendment;
- c) a public meeting on the draft OP amendment.

Figure 1 provides a draft timeline for conducting the Official Plan review based on the minimum number of meetings/open house events required by the Planning Act, whilst also proposing additional opportunities for community consultation. Council may wish to have additional public meetings depending on how the process unfolds.

The schedule is dependent on a range of factors, most notably comments received from the public and the extent of the revisions needed to the Plan. An earlier rather than a later completion date is preferred and will be strived for; however, Council will be kept informed of the progress and the need for any revisions to the timeline. The process should provide flexibility depending on the evolving public health situation of the pandemic. Public health guidelines will be monitored through out the process, and electronic consultation processes are being planned as a contingency.

**Figure 1. Draft Timeline for Township of North Huron Official Plan 5 Year Review**

Date	Event/Action
January, 2022	Advertisements in local newspapers of Special Meeting of Council on February 24, 2022 Circulation to required agencies requesting input on Review Circulation to key community groups to inform of process Launch of online project communication page
February, 2022	Special meeting of Council, open to the public, to discuss the revisions to the OP that might be required (referred to as Section 26 meeting)
March, 2022	Copy of draft amendment presented to Council and scheduling of Open House Notice of Open Houses published Circulation to prescribed agencies for comment on draft amendment Circulation to community groups and public requesting Notice of Open Houses Send out of mail notices to landowners with mapping amendments
April, 2022	Open Houses held to discuss proposed amendments with public Conduct consultation meetings with community groups
May, 2022	Amendments drafted in response to public and agency feedback, community consultation, landowner discussions, site visits
June, 2022	Revised amendment presented to Council and public meeting scheduled
July, 2022	Further consultation with landowners Notice of Public Meeting published
August, 2022	Public Meeting/Adoption of 5 Year Review Update
September to October, 2022	County Council decision on Official Plan Amendment, either: <ul style="list-style-type: none"> <li>• approve</li> <li>• deny</li> <li>• approve with modifications</li> <li>• defer</li> </ul>

September to October, 2022	Appeal period on decision of County Council occurs 20 days from when Notice of Decision is given. If no appeals are received, the decision of County Council ends and the OPA comes into force if approved.
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**NEXT STEPS**

It is recommended that Council provide direction to staff to formally commence a review of the Township of North Huron Official Plan under Section 26 of the Planning Act. The next step would be to schedule a date for the special meeting of Council so that the required statutory notification can begin. The recommended date for this meeting is Thursday, February 24<sup>th</sup>.

Sincerely,



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Hanna Holman, Planner



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Denise Van Amersfoort, Manager of Planning