



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: February 18, 2022

RE: **North Huron Official Plan 5 Year Review – Section 26 Special Meeting**

This report has been prepared for the February 24, 2022 special meeting of North Huron Council.

RECOMMENDATION

It is recommended that Council direct staff to:

1. Evaluate community requests for suggested policy and designation (mapping) changes received through the consultation process; and
2. Draft policy and mapping amendments to meet the requirements of Section 26 of the Planning Act, in addition to other potential revisions.

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:

- i. conforms with provincial plans or does not conflict with them, as the case may be,
- ii. has regard to the matters of provincial interest listed in section 2 of the Act, and
- iii. is consistent with policy statements issued under subsection 3 (1) of the Act.

There are no applicable Provincial Plans in the Township of North Huron. Subsection 3(1) of the Planning Act refers to the Provincial Policy Statement (PPS). The PPS was updated in 2020 which will necessitate updates to the North Huron OP to ensure consistency. The update process will also consider the matters of provincial interest, which are as follows:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - i. is well-designed,
 - ii. encourages a sense of place, and
 - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

A local OP is required to conform to upper tier OPs under the Planning Act under Section 27(1) of the Planning Act. The Huron County OP was reviewed and updated in 2021 which will also drive amendments to the North Huron Plan.

The OP Review process provides an opportunity to ensure the policies and mapping in the Plan reflect the desired vision for growth and development of the North Huron residents and community.

SPECIAL COUNCIL MEETING

Prior to revising the OP, Section 26(3b) of the Planning Act requires Township Council to hold a Special Meeting, open to the public, to discuss revisions that may be required to the North Huron OP.

This meeting provides the opportunity to provide the community with information regarding the review of the North Huron OP and receive feedback from the community on appropriate changes to the OP. The Act further requires Council to have regard to any written submissions about what revisions may be required and give any person who attends the special meeting an opportunity to be heard.

POTENTIAL REVISIONS

The following outlines examples of policy areas that will be considered as part of the North Huron OP review process; additional topics will be considered. The review of the mapping will reflect updated data and changes on the landscape.

<p>Agriculture</p> <ul style="list-style-type: none"> • On-farm diversified agricultural uses, opportunities for wineries and agri-tourism • Additional residential unit policy direction • Additional definitions (agri-tourism, agriculture related uses, on-farm diversified used) • Updates to MDS (minimum distance separation) implementation (eg. cemeteries as Type A Land Uses)
<p>Natural Environment</p> <ul style="list-style-type: none"> • Update mapping to reflect latest information (eg. natural environment update and hazard lands/floodplain) • Policies to recognize stewardship of landowners
<p>Mineral Aggregate Resources</p> <ul style="list-style-type: none"> • Aggregate recycling

<p>Urban Settlement Areas</p> <ul style="list-style-type: none"> • Assessment of land availability for different land uses (eg. residential, highway commercial, industrial, etc) • Intensification and affordable housing targets • Encourage a mix of housing forms to meet demand • Additional dwelling units permitted with specific direction • Natural hazard (eg. floodplain) mapping updates • Encourage development of active transportation infrastructure
<p>Community-Wide</p> <ul style="list-style-type: none"> • Update source water protection policies • Accessibility and universal design • Update cultural heritage and community improvement policies • Update economic development policies to be consistent with local initiatives • Policies to address climate change adaptation (ex. walkable communities)
<p>Implementation</p> <ul style="list-style-type: none"> • Updates to site plan control • Duty to consult with indigenous communities

COMMENTS RECIEVED

Members from the Huron Pioneer Thresher & Hobby Association and G2G (Goderich to Guelph) Rail Trail Association have expressed interest in further consultation as community groups.

It is anticipated that additional comments, including from members of the public, will be received later in the process.

Updated natural hazard mapping has been provided by Maitland Valley Conservation Authority and will be integrated into proposed designation (mapping) updates.

PROCESS TIMELINE

The following provides a timeline for conducting the OP review based on the minimum number of meetings/open house events required by the Planning Act, whilst also proposing additional opportunities for community consultation.

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; Council will be kept informed of the progress and the need for any revisions to the timeline. The process has been designed with flexibility to respond to 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.

Date	Event/Action
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"> • approve • deny • approve with modifications • defer
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.

NEXT STEPS

Following the special meeting of Council under Section 26 of the Planning Act, it is recommended that direction be provided to staff to begin drafting the amendment and preparing mapping for an update to the North Huron Official Plan and that any comments/requests received to policy or mapping changes during the consultation process be evaluated.

A draft of the proposed amendment will be provided for review at a future Council meeting.

Sincerely,



Hanna Holman, Planner



Denise Van Amersfoort, Manager of Planning