Corporation of the Municipality of South Huron
Agenda - Public Meeting

Monday, July 16, 2018, 6:00 p.m.
Council Chambers - Olde Town Hall

1. Call to Order

2. Disclosure of Pecuniary Interest

3. Purpose of Public Meeting

   Pursuant to the Planning Act, 1990 under Section 17

4. Official Plan Amendment D09-OPA #15

   4.1 S. Smith, Huron County Planner - Report D09-OPA 15 1

   Recommendation:
   That South Huron Council receives the report from S. Smith, Huron County Planner re: D09-OPA 15.

   4.2 Written Comments Received

   4.3 Comments-Council; Public in Attendance

5. Close Public Meeting

Recommendation:
That South Huron Council now closes this Public Meeting at _____ p.m. and reconvenes the Regular Council meeting.

PLANNING & DEVELOPMENT
57 Napier Street, Goderich, Ontario N7A 1W2 CANADA
Phone: 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394 Ext. 3
www.huroncounty.ca

Official Plan Amendment No. 15 - Housekeeping

Re: Official Plan Amendment Application (SHu D09-OPA 15)
Municipality of South Huron
Official Plan Amendment No. 15 to the South Huron Official Plan

This report is submitted to South Huron Council for the Public Meeting on July 16th, 2018

RECOMMENDATION

It is recommended that the Municipality of South Huron Council:

1. Adopt Official Plan Amendment No. 15, and direct the Clerk to forward the required materials to the County of Huron.

PURPOSE AND EFFECT

The purpose of this Municipally initiated Housekeeping Official Plan Amendment is to update certain policies in the Plan. The amendment will update the surplus residence consent policies to be in conformity with the policies recently approved in the Huron County Official Plan 5 Year Review, will include policies to recognize on-farm diversification through the establishment of on farm diversified uses, agri-tourism uses and value added operations, and will permit additional uses in the Industrial designated areas of the Thames Road /Highway 83 area in the Exeter Ward.

Housekeeping Official Plan Amendment No. 15 proposes the following changes:

- Update surplus farm residence severance policies to be consistent with Huron County Official Plan in regards to calculation of Minimum Distance Separation Setbacks (MDS) recognizing that MDS applies to barns on the retained farmland, but MDS does not apply to existing barns on separately titled lots.
- Identify and permit on-farm diversified uses including agri-tourism uses, and value added uses in the agricultural designated areas of South Huron.
- To permit in the Exeter Ward Industrial Areas of the Thames/Highway 83, the addition of service industries, private recreation facilities and office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services.

COMMENTS

1. Update the surplus farm residence consent policies to be in conformity with the policies approved in the Huron County Official Plan update.

Official Plan Amendment No. 15 includes policies that would replace the existing surplus dwelling consent policies (s. 13.3.1.1) in effect in South Huron. Both Provincial Policy Statement 2014 and the Huron County Official Plan permit dwellings acquired through farm consolidation, surplus to the needs of the farm operation to be severed in the agricultural area. The updated policy is consistent with the policies implemented in the 2013 update to the County of Huron Official Plan. Updating the South Huron surplus dwelling consent policies at this time would make the policies consistent with those being used across Huron County. The proposed change in policy removes the need to do MDS calculations for neighbouring barns with less than 100 nutrient units. The update will potentially make it easier for farmers with surplus farm dwellings to obtain severances.

2. Implementation of policies and related definitions in respect to on-farm diversified uses, including agri-tourism uses and value added agricultural uses.

Official Plan Amendment No. 15 includes policies that would permit in the agricultural area on-farm diversified uses, including agri-tourism uses and value added agricultural uses. These uses are recognized as those farm related uses, and uses that are secondary to the principle agricultural use of the property and are limited in area. On-farm diversified uses may include home occupations, home industries, agri-tourism uses and uses that produce value added agricultural products. Agri-tourism uses are farm related tourism uses that promote the enjoyment, education or activities related to a farm operation, and are considered secondary to the principal agricultural use and are limited in scale. Value added uses are those value added production and value added retention activities that add value to an agricultural product by changing or transforming a product from its original state to a more valuable state including retailing products grown/produced on the farm.

On-farm diversified uses, agri-tourim uses and value added agricultural uses are recognized by OMAFRA as uses in the agricultural area; South Huron Official Plan amendment No. 15 is proposed to recognize such uses in the Municipality of South Huron.

3. To permit in the Exeter Ward Industrial Areas of the Thames Road Corridor Area, the addition of service industries, private recreation facilities and office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services.

The Municipality of South Huron includes two areas where industrial uses are dominant, Huron Park, within the boundaries of the Stephen Ward, and the lands north and south of

Thames Road/Highway 83 in the Exeter Settlement Boundary. Huron Park has and continues to be prime industrial land for light and general Industrial uses. The Thames Road/Highway 83 area includes a mix of industrial land uses on the north and south side of Thames Road, and continuing east and west to the Settlement Boundaries of Exeter.

The Municipality of South Huron initiated a study of this area in 2016 being the Thames Road Corridor Study. This study reviewed the existing land stock in Thames Road area, and reviewed relevant policy regarding uses and employment areas. This study made conclusions that office space is a permitted use in industrial zones in the majority of sample municipalities referenced in the study, the Provincial Policy Statement 2014, and Huron County Official Plan. Further, the Huron County Employment Lands Strategy (2015) recommends offices be permitted within employment areas. Under this study, it was determined that offices, including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services were deemed appropriate for the Thames Road Corridor Area. This study recommended a Housekeeping amendment be initiated to the South Huron Official Plan to add offices to the Exeter industrial Uses definition.

This housekeeping amendment includes provisions for office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services. Official Plan Amendment No. 15 also includes policies that would permit additional related uses in the Thames Road area including such uses as service industries, and private recreation facilities with specific permitted uses listed in the accompanying Zoning By-law. Similar uses are included in other Huron County Zoning By-laws and are deemed compatible with existing uses in this area.

South Huron Comprehensive Zoning By-law

The Municipality of South Huron along with the Huron County Planning and Development Department is currently working on a consolidation of the existing three Zoning By-laws in force and effect in the Municipality of South Huron with one comprehensive South Huron Zoning By-law. Official Plan Amendment No. 15 will implement policies in force provincially and/or in the Huron County Official Plan, as well as recognize additional uses in the Thames Road area of Exeter, and ensure the South Huron Official Plan and proposed South Huron Comprehensive Zoning By-law are consistent.

PROCESS

1. Following the public meeting, South Huron Council may by by-law adopt the Official Plan Amendment (OPA), and submit it along with the Clerk's Record to the County for final approval.

2. If no objections are received on Official Plan Amendment No. 15, the County can consider this an undisputed OPA and the Planning Director can approve it. If there are objections to this OPA, County Council is the decision making authority.
3. Following a decision by the County, a notice of decision will be circulated. There is a 20 day appeal period for OPAs. The appeal period must expire, without appeal, before the Official Plan Amendment is considered to be in full force and effect.

STAFF AND AGENCY COMMENTS

Applicable commenting agencies as required for the proposed amendment were circulated. Notice was included on the Municipality of South Huron website, and posted in the newspaper.

No formal comments were received from the public or commenting agencies at the time of writing this report. This repot has been prepared in advance of the public meeting. I will be in attendance at the public meeting to answer questions from Council on this Official Plan Amendment.

SUMMARY

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement and conforms to the Huron County Official Plan.

Sincerely,

"original signed by"

Sarah Smith, BES
Planner