



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

To: Mayor and Members of South Huron Council

From: Celina Whaling-Rae, Planner and Denise Van Amersfoort, Manager of Planning

Date: January 30, 2024

RE: **South Huron Official Plan Review – Request to Commence Review**

This report has been prepared for the February 5, 2024 meeting of South Huron Council.

RECOMMENDATION

It is recommended that Council commence a review of the Municipality of South Huron Official Plan under Section 26 of the *Planning Act* and that a special meeting of Council, open to the public, be held March 27, 2024 to discuss revisions to the Official Plan.

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 2014, 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. The Provincial Policy Statement (PPS) was recently updated in 2020 from the previous version in 2014; it is anticipated that an update to the PPS will be released in 2024. The South Huron OP requires review 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 Section 27(1) of the Planning Act. The Huron County OP was reviewed and updated in 2021 and the South Huron OP requires review to ensure consistency.

While the South Huron OP review is needed to ensure consistency and conformity with 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.

Figure 1. Draft Timeline for Municipality of South Huron Official Plan Review

Date	Event/Action
February 2024	Advertisements in local newspapers of Section 26 meeting Circulation to key community groups and agencies to inform of process
March 27, 2024	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)
April 2024	Prepare Background Report Public Consultation (online, community tables, etc) held to hear input from public, agencies, and community groups.
May 2024	Present Background Report and ‘What We Heard’ Report to Council Prepare draft Official Plan in response to legislative requirements, public and agency input
June 2024	Finalize Draft Official Plan, policy and mapping
July 2024	Present Draft Official Plan to Council, Schedule Open Houses
August 2024	Mailout to Property Owners, Advertise Open Houses
September 2024	Open Houses, Meeting with Property Owners, Site Visits as necessary
October 2024	Revised Draft presented to Council based on feedback received through Open Houses, public meeting scheduled
November 2024	Further consultation with landowners, community groups as required Notice of Public Meeting published
December 2024	Public Meeting
January 2025	Final changes in response to Public Meeting input
February 2025	South Huron Council Adoption of 5 Year Review Update
March 2025	Huron County Council decision on Official Plan Amendment, either: <ul style="list-style-type: none"> • approve • deny • approve with modifications • defer
April 2025	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

It is recommended that Council provide direction to staff to formally commence a review of the Municipality of South 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 Wednesday, March 27, 2024 at 6pm.

Sincerely,



Celina Whaling-Rae, Planner



Denise Van Amersfoort, Manager of Planning