



PLANNING & DEVELOPMENT

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To: Mayor and Members of South Huron Council
From: Denise Van Amersfoort, Manager of Planning
Date: March 15, 2024
RE: **South Huron Official Plan Five Year Review – Section 26 Meeting**

This report has been prepared for the Special Meeting of South Huron Council on March 27, 2024.

RECOMMENDATION

It is recommended that Council:

1. Host the Public Meeting pursuant to Section 26 of the Planning Act to receive public input on potential revisions to the Official Plan;

AND FURTHER That Council direct staff to:

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

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.

SPECIAL COUNCIL MEETING

The purpose of the Section 26 meeting is to discuss revisions that may be required to the Official Plan. This meeting is an opportunity to provide the community with information regarding the OP Review process and receive feedback from the community on appropriate changes to the OP.

POTENTIAL REVISIONS

Land Needs Assessment

- Evaluate whether additional lands are required to accommodate future residential and employment area growth;
- Expansions or shifts in settlement area boundaries are contemplated.

Increased Flexibility for Housing

- Align policy framework with 2024 Population and Housing Projections Study (completed by Watson & Associates for the County of Huron).

Note: The housing policy framework within the SH OP was updated in 2023 (adopted by County Council in January 2024). The Five Year Review will provide an opportunity to assess whether any additional amendments are required to address current and future housing needs.

Reflect Process Changes including those resulting from changes to Provincial Legislation

- Reflect updates to Conservation Authority Regulations and 2019 Ausable Bayfield Conservation Authority Shoreline Management Plan;
- Clarify requirements under ‘Complete Applications’ section;
- Update consultation processes, including with respect to Indigenous Nations.

Climate Change

- Increase consideration of climate change in the Official Plan policy framework;
- Recognize the work the Municipality is undertaking to address climate change.

Land Acknowledgement

- Include County of Huron’s Land Acknowledgement statement.

Enhanced Clarity of Policies

The Official Plan would benefit from more concise policy and removal of repetition, duplicative policies. Specifically, staff are recommending that the ‘Settlement Area’ section be substantially re-written to enhance the clarity and user-friendliness of the document.

Updated Schedules

The Schedules (maps) within the Official Plan require updating to improve accessibility and legibility.

Concurrent Zoning Update

Staff recommend that Council direct that zoning amendments required to implement the vision of the revised Official Plan be identified throughout the process. Staff recommend updating the Zoning Bylaw concurrently (passed immediately following) the Five Year Review of the Official Plan to ensure the policy documents remain aligned and designed to deliver the desired outcomes.

COMMENTS RECEIVED

- Lake Huron Primary Water Supply System has indicated an interest planning and development that may impact the regional water supply system.
- D. Krstulic has expressed concern with short term rentals and related lack of enforcement which has led to various issues impacting the quality of life for residents.

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/May 2024	Prepare Background Report Public Consultation (online, community tables, etc) held to hear input from public, agencies, and community groups.
Late May 2024 <i>(Special Council Meeting)</i>	Present Background Report, 'What We Heard/Early Ideas' Report to Council Prepare draft amendment to 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 (Postcard) 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

	<ul style="list-style-type: none">• 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:

1. Host the Public Meeting pursuant to Section 26 of the Planning Act to receive public input on potential revisions to the Official Plan;

AND FURTHER That Council direct staff to:

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

Sincerely,



Denise Van Amersfoort, Manager of Planning