

# South Huron Official Plan Review

Committee of the Whole

June 12, 2024



# Agenda

## Process to Date

- What We Heard
- Early Ideas
- Projected Growth & Land Needs Analysis
- Early Recommendations for Settlement Area Boundaries

## Next Steps

# Project Timeline



# Community Tables & Focus Groups

## Over 150 persons consulted!

- Perth Huron Builders Association
- Exeter BIA & South Huron Chamber
- Eco-Exeter
- Natural Environment
- Lakeshore
- Housing
- Exeter
- Rural
- Kirkton-Woodham Optimist Club
- Exeter Farmer's Markets
- Agriculture – post-planting season



# What We Heard & Early Ideas

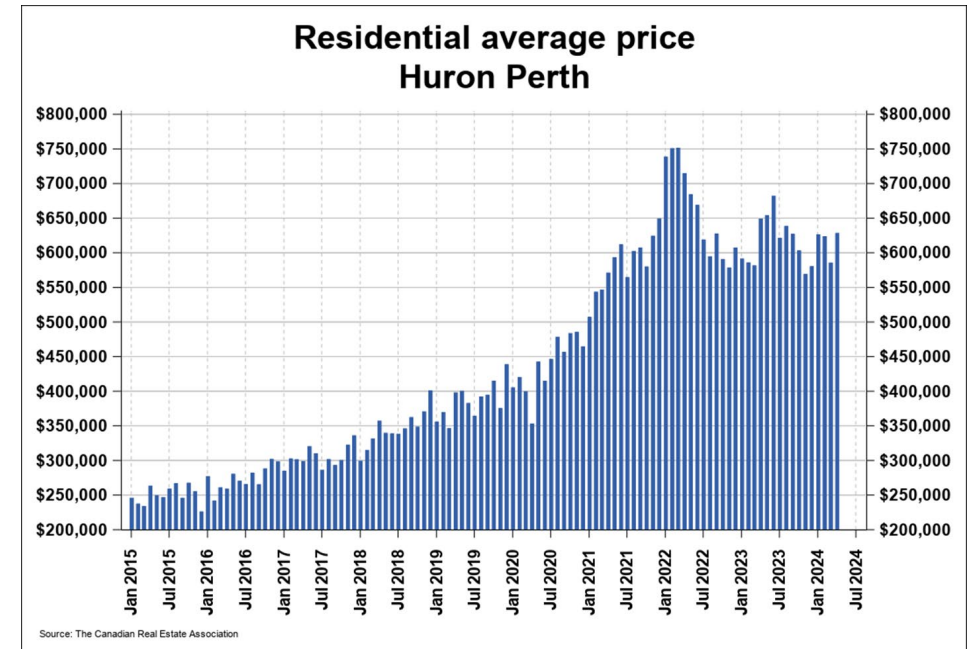
# What has changed over past 10 years?

- rapid increase in housing costs not matched with wages;
- loss of rental stock;
- increase in short-term rentals;
- visible homelessness population within small towns;
- continued trend of retirees moving to area, creating service demands;
- increase in larger farm operations;
- rising farmland values and increased foreign/developer interest;
- more frequent high intensity rain events;
- impact of emerald ash borer on local woodlots;
- increased diversity of communities; and
- lingering effects of Covid-19 on local businesses and communities.

# Housing

## *What We Heard & Early Ideas*

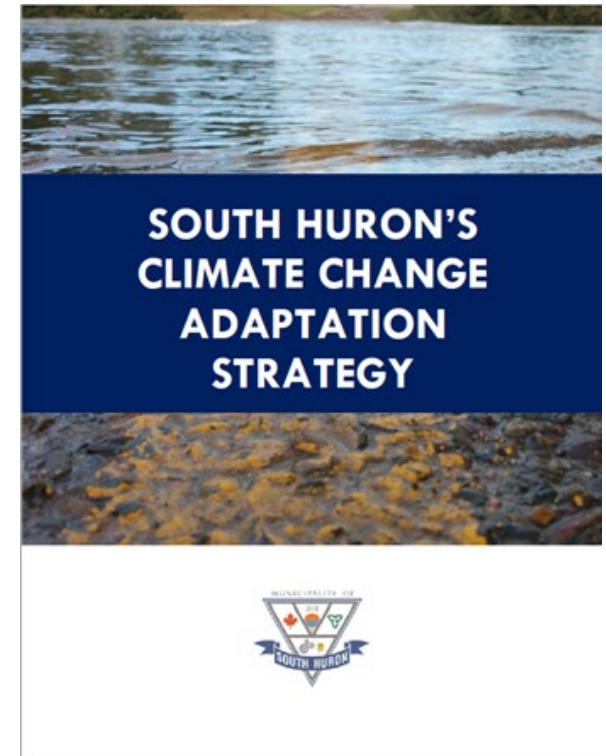
- Housing inaffordability is the most referenced concern thus far.
- Ensure policy framework requires building up and not out onto farmland (minimum density thresholds).
- Permit fourplexes as-of-right in fully serviced residential neighbourhoods.
- Promote creative strategies to deliver housing which affordable (housing costs <30% of income).



# Natural Environment

## *What We Heard & Early Ideas*

- Include reference to Huron Clean Water Project and public support for farmers as stewards of the land.
- Integrate climate change policy within every section of the policy framework, impacts all land use categories.
- Update mapping to direct development outside of hazard areas.

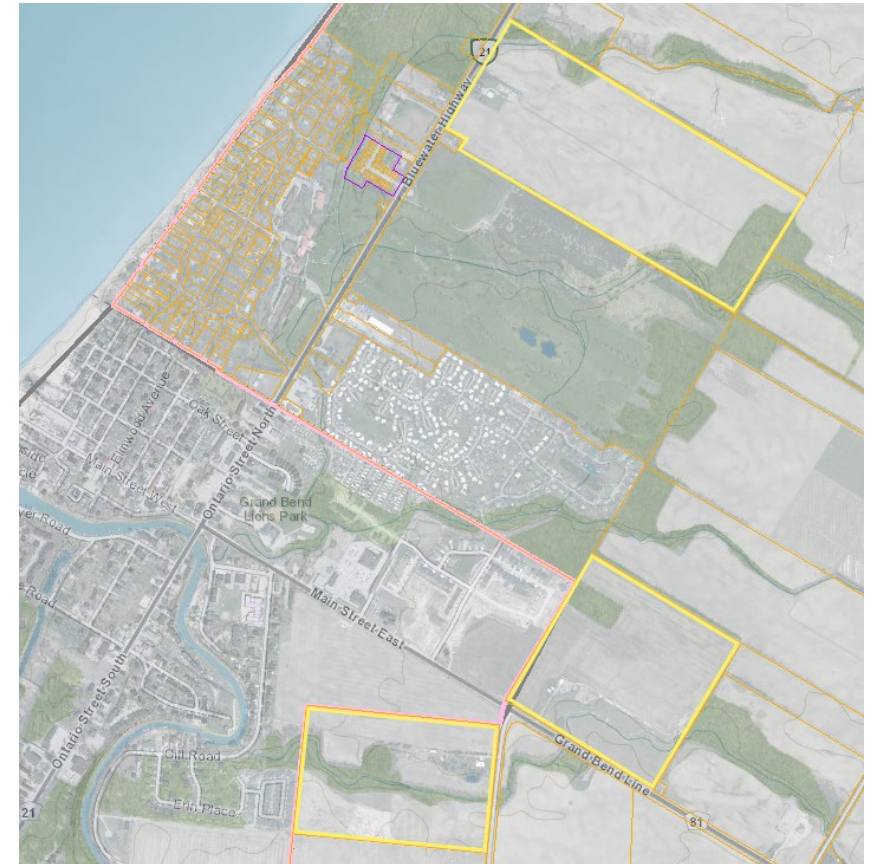




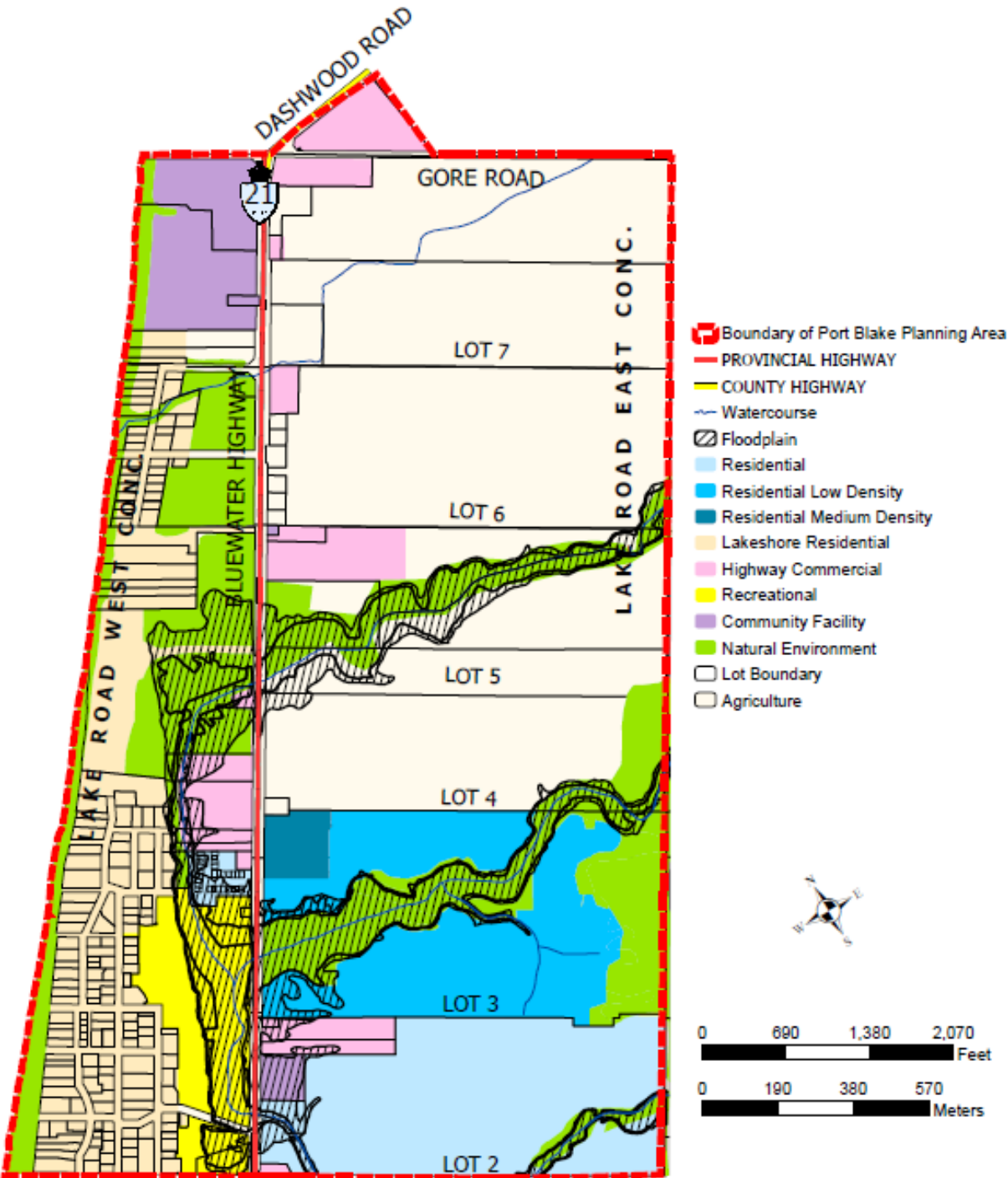
# Lakeshore & Port Blake

## *What We Heard & Early Ideas*

- Develop Special Policy Area to guide development (in lieu of Secondary Plan).
- Consider growth along east side of Grand Bend as well as north along Hwy 21 in special area policies.
- Ensure policy framework adequately considers cross-border growth, with input from Lambton Shores staff.
- Ensure policy framework promotes mixed uses that balance residential areas with the services required to support residents (eg. dentist, restaurants, community gathering space, trails, etc).



# PORT BLAKE PLANNING AREA SOUTH HURON OFFICIAL PLAN SCHEDULE 'H'

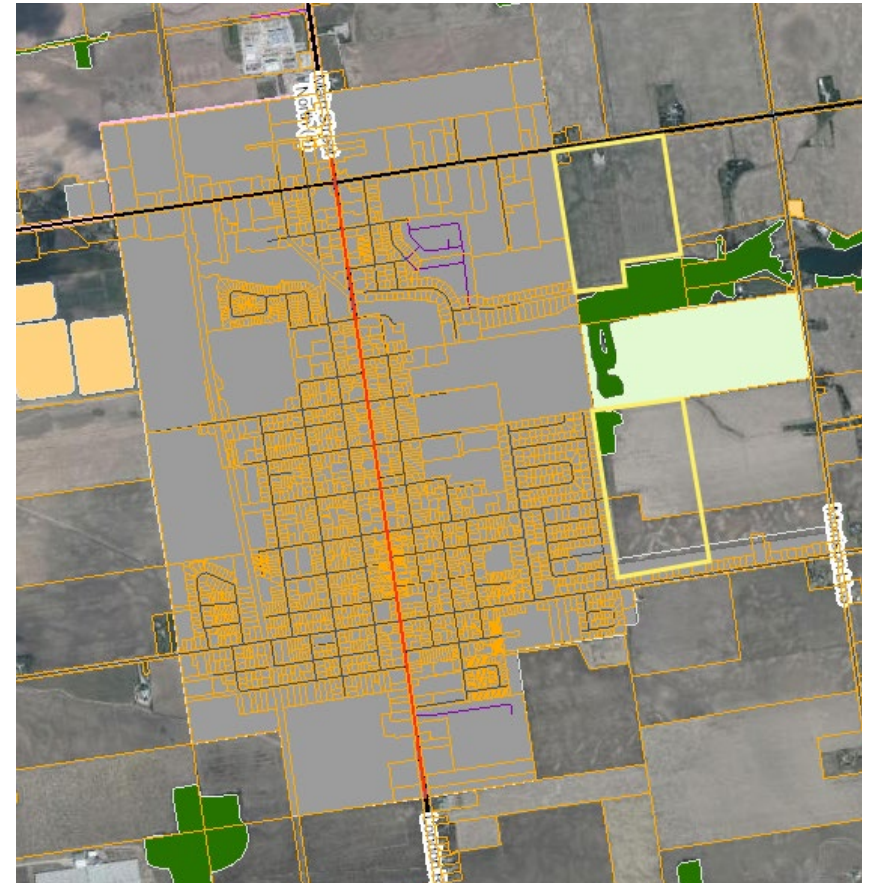


- Boundary of Port Blake Planning Area
- PROVINCIAL HIGHWAY
- COUNTY HIGHWAY
- Watercourse
- Floodplain
- Residential
- Residential Low Density
- Residential Medium Density
- Lakeshore Residential
- Highway Commercial
- Recreational
- Community Facility
- Natural Environment
- Lot Boundary
- Agriculture

# Exeter

## *What We Heard & Early Ideas*

- Ensure designated land aligns with servicing infrastructure for residential and employment lands.
- Increase support for greater heights of residential buildings.
- Revisit Core Commercial designation along William and St. Andrews Streets. Ensure policy framework allows for mixed use and gentle intensification to promote more people living in close proximity to downtown.
- Revisit inventory of publicly owned lands in South Huron to determine if additional lands can be made available (eg. MTO owned land at north end of Exeter).



# Rural Settlements

## *What We Heard & Early Ideas*

- Pursue discussion with GEXR re: rail line south of Exeter to SH boundary;
- Investigate opportunities to improve quality of life in Huron Park;
- Ensure any proposed settlement area boundary adjustments are made with the farmland preservation and the protection of the agri-food network as a primary consideration.
- Ensure proposed settlement area boundaries maximize servicing investment and create opportunity for new development in hamlets and villages.
- Ensure new developments include a mix of residential and commercial/service space so that new residents have access to necessary services.

# Agriculture

## Current Policy Framework Supports:

- ☑ On Farm Diversified Uses
- ☑ Additional Residential Units
- ☑ On Farm Labour Housing (up to 6 units)
- ☑ 100 acre minimum farm size
- ☑ Surplus farm dwelling severances
- ☑ Agricultural Industrial-Commercial development
- ☑ Streamlined application of Minimum Distance Separation



# Growth & Development

# Questions to Answer

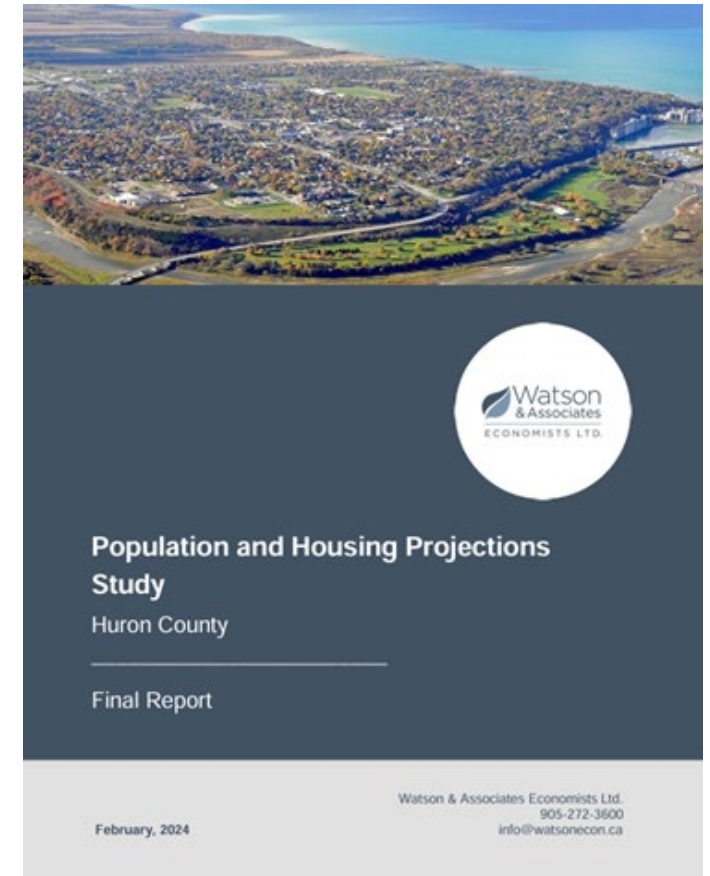
What scale and type of growth is anticipated?

Where should future growth be directed?

Are there available lands and servicing within existing settlement area boundaries to accommodate future growth?

# South Huron Growth

- Anticipated to account for the largest share of population growth across the County over the forecast horizon (20%) reaching a population of approximately 15,700 by 2051.
- Anticipated to grow at an annual population rate of 1.4% over the next 30 years.
- Anticipated to add 70 additional housing units annually over the 2021 to 2051 period.





Projected to increase from 20 to 70 new residential units annually. How does this compare to recent years?

## **New Residential Units (South Huron)**

2022 Total = 71 new residential units

2023 Total = 98 new residential units

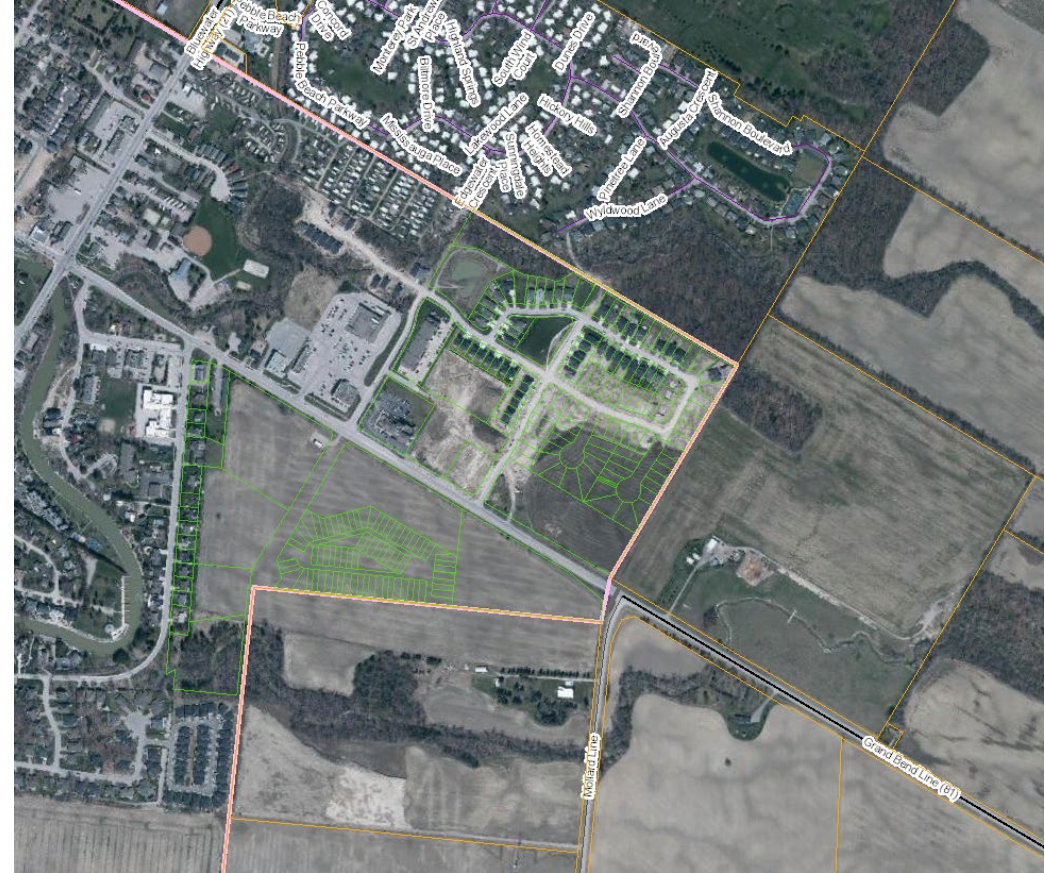
# Potential for Residential Growth in South Huron

- Exeter
- Surrounding Grand Bend
- Huron Park (currently 120 – 130 vacant homes)
- Infill and rounding out in Villages/Hamlets
- Agricultural settings (including International Agricultural Workers)





# Lambton Shores Growth



# Grand Bend Growth

Between 2016 and 2021, the Grand Bend population increased by 12.9% (from 2,684 to 3,031 persons).

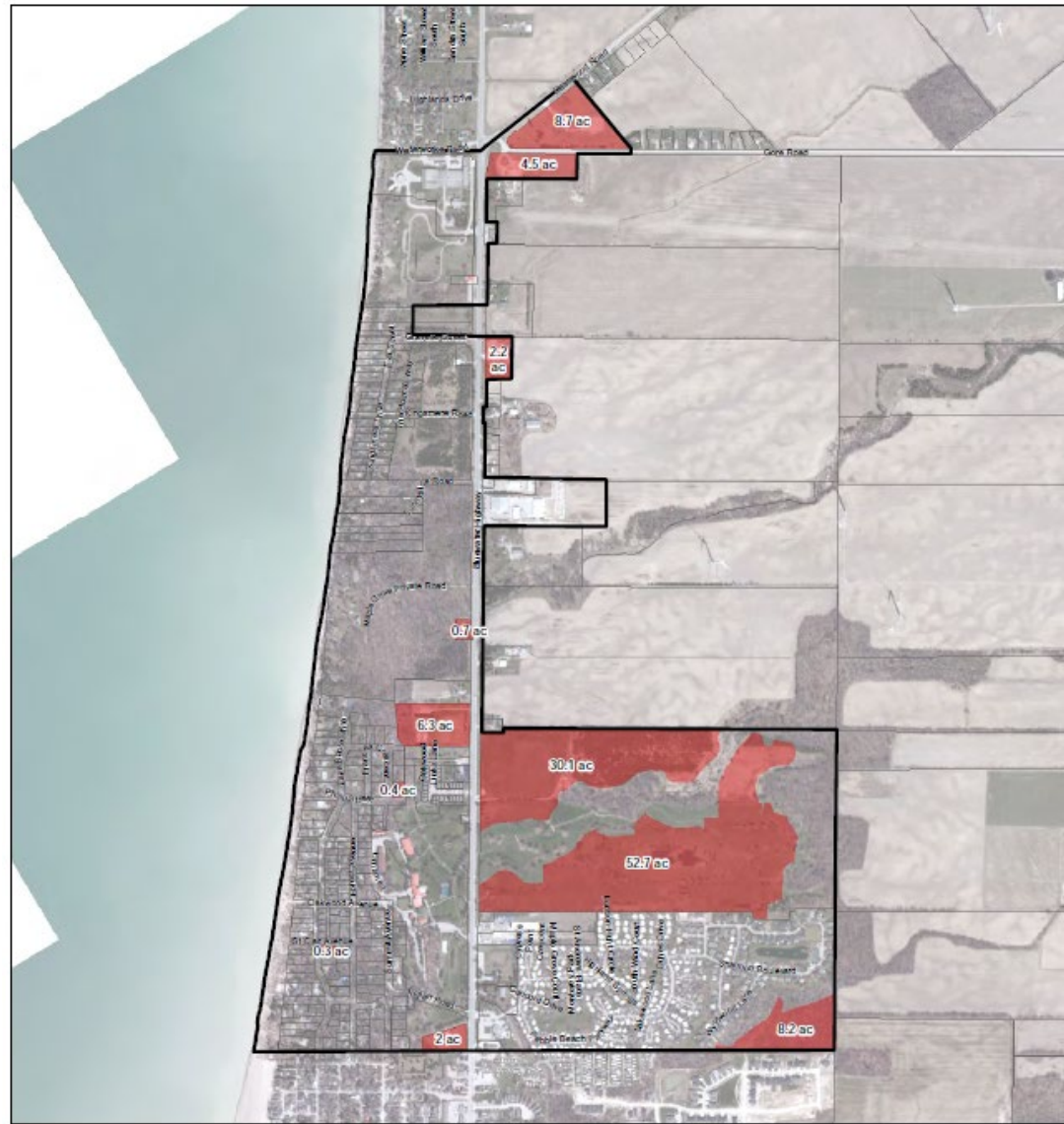
Between 2019-2023, Lambton Shores issued permits in Grand Bend for:

- 171 new single detached dwellings
- 91 additions to single detached dwellings
- 16 new multi-unit dwellings
- 2 new mixed commercial/residential
- 9 new commercial buildings

As of 2021, 64% of private dwellings were occupied by usual residents.

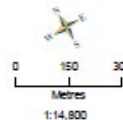


# South Huron - Vacant Lands Analysis PORT BLAKE

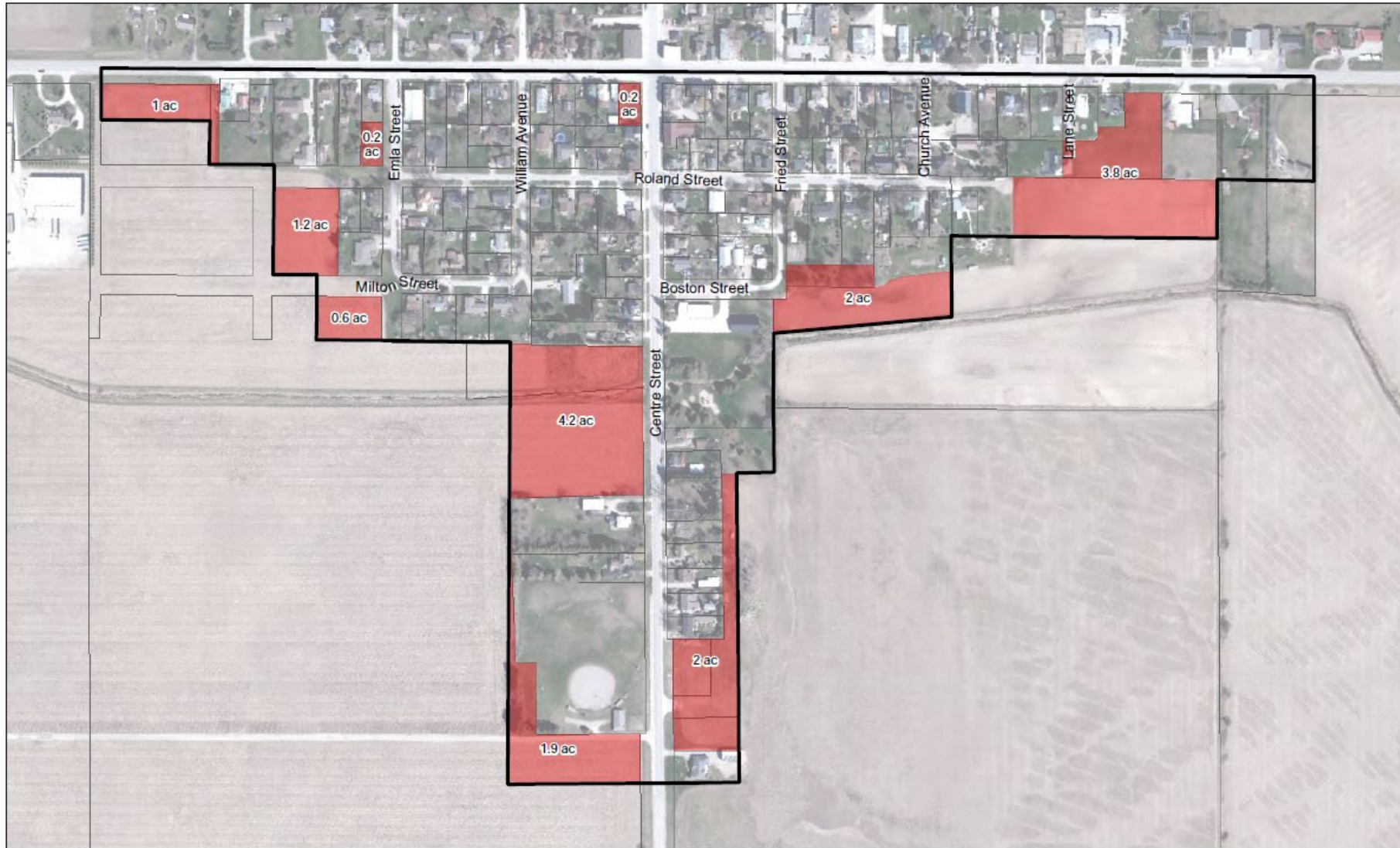


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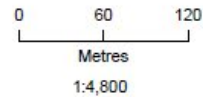
- Vacant
- Urban Boundary
- Property Boundary



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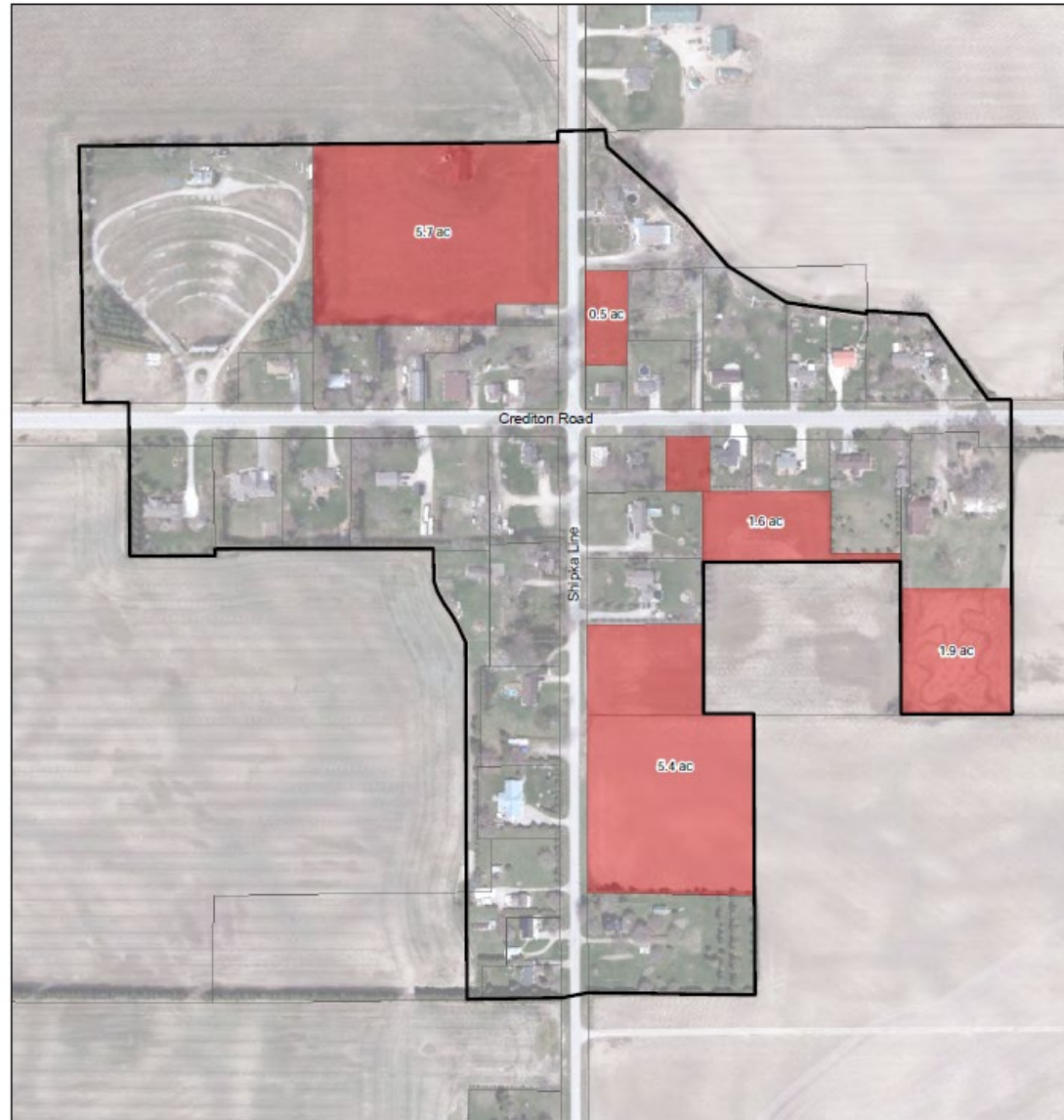
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- Vacant Land
- Urban Boundary
- Property Boundary



# South Huron - Vacant Lands Analysis SHIPKA



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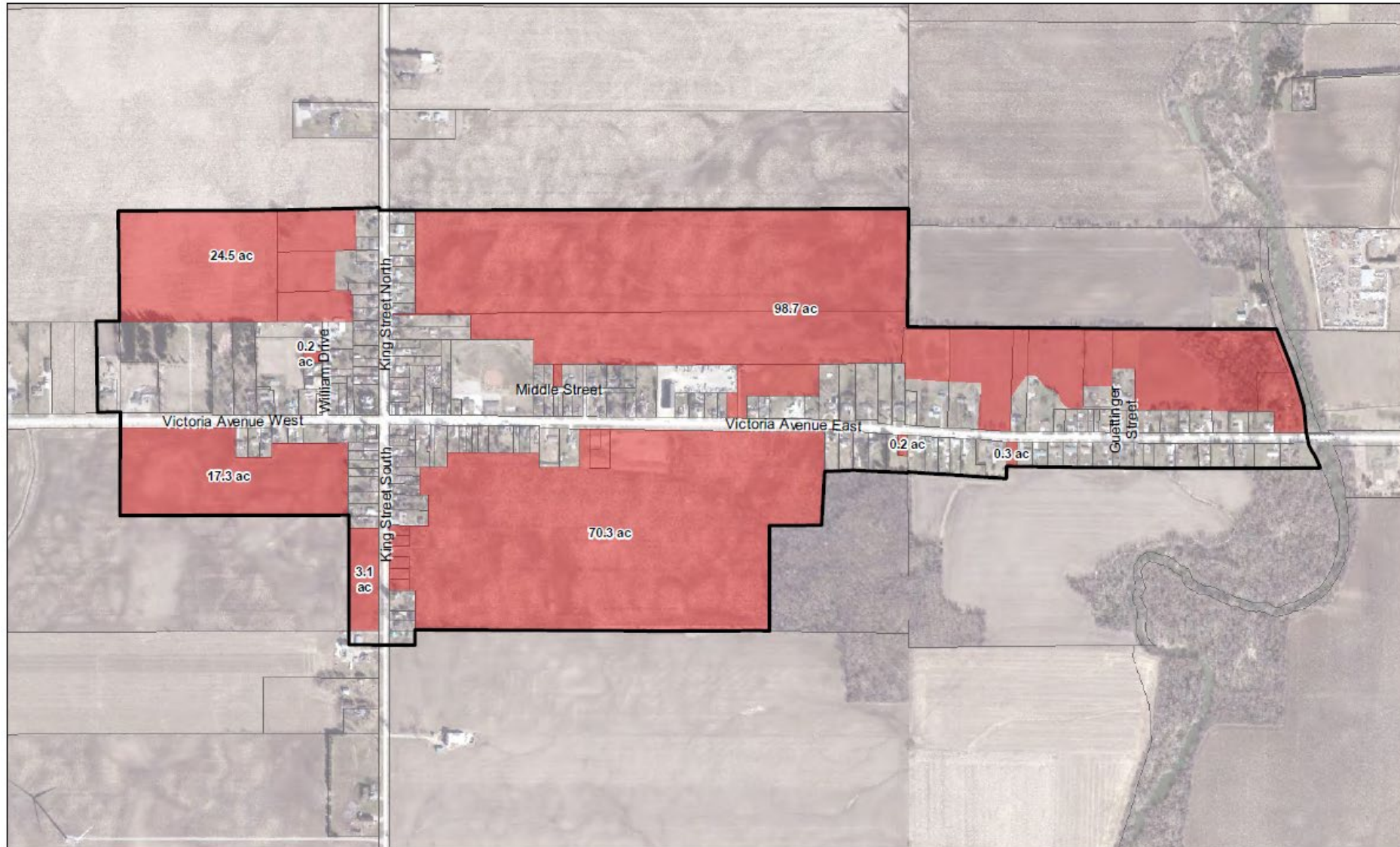
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Metres  
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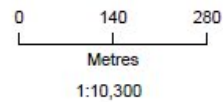
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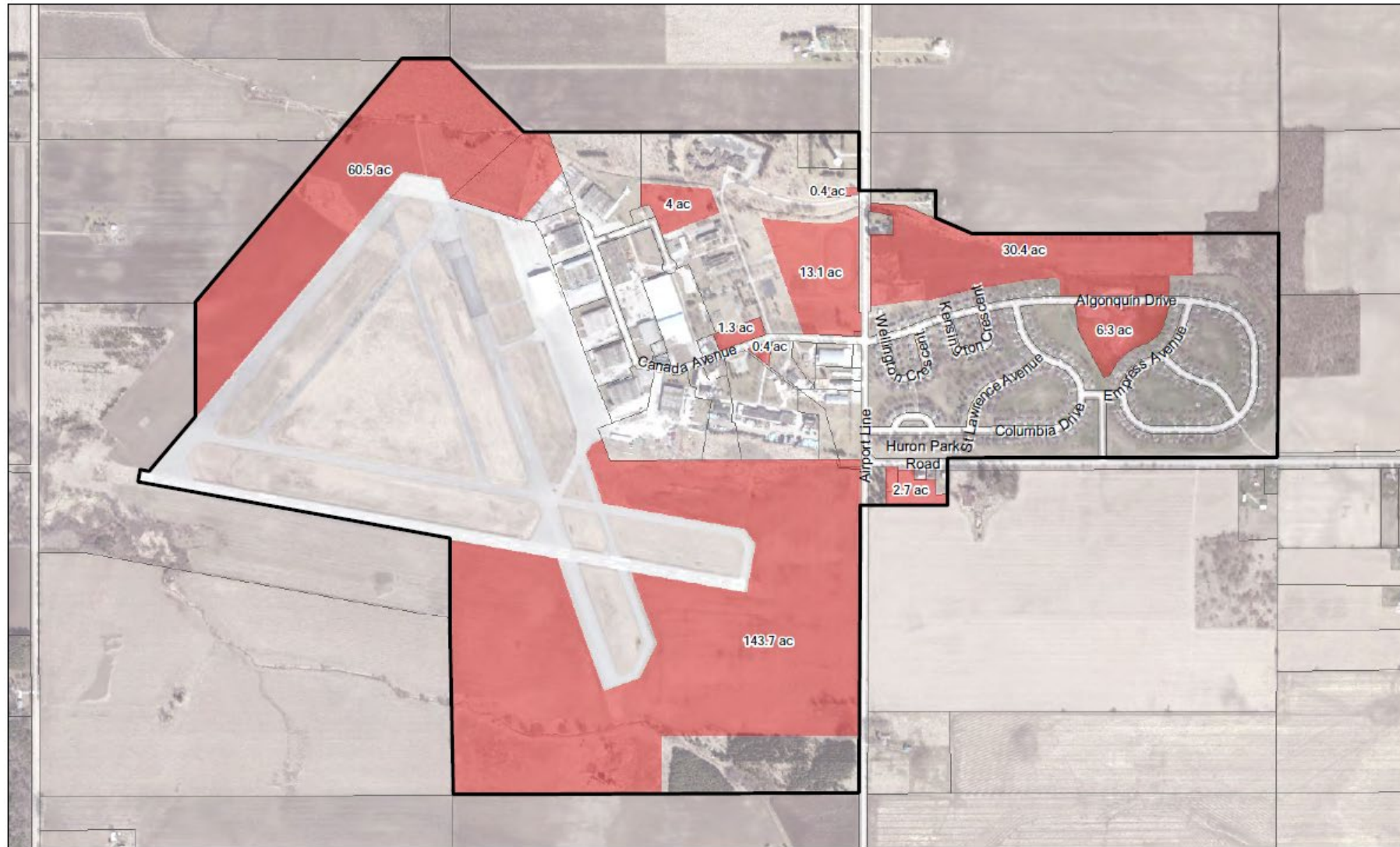
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- Vacant Land
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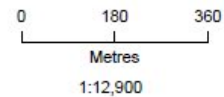




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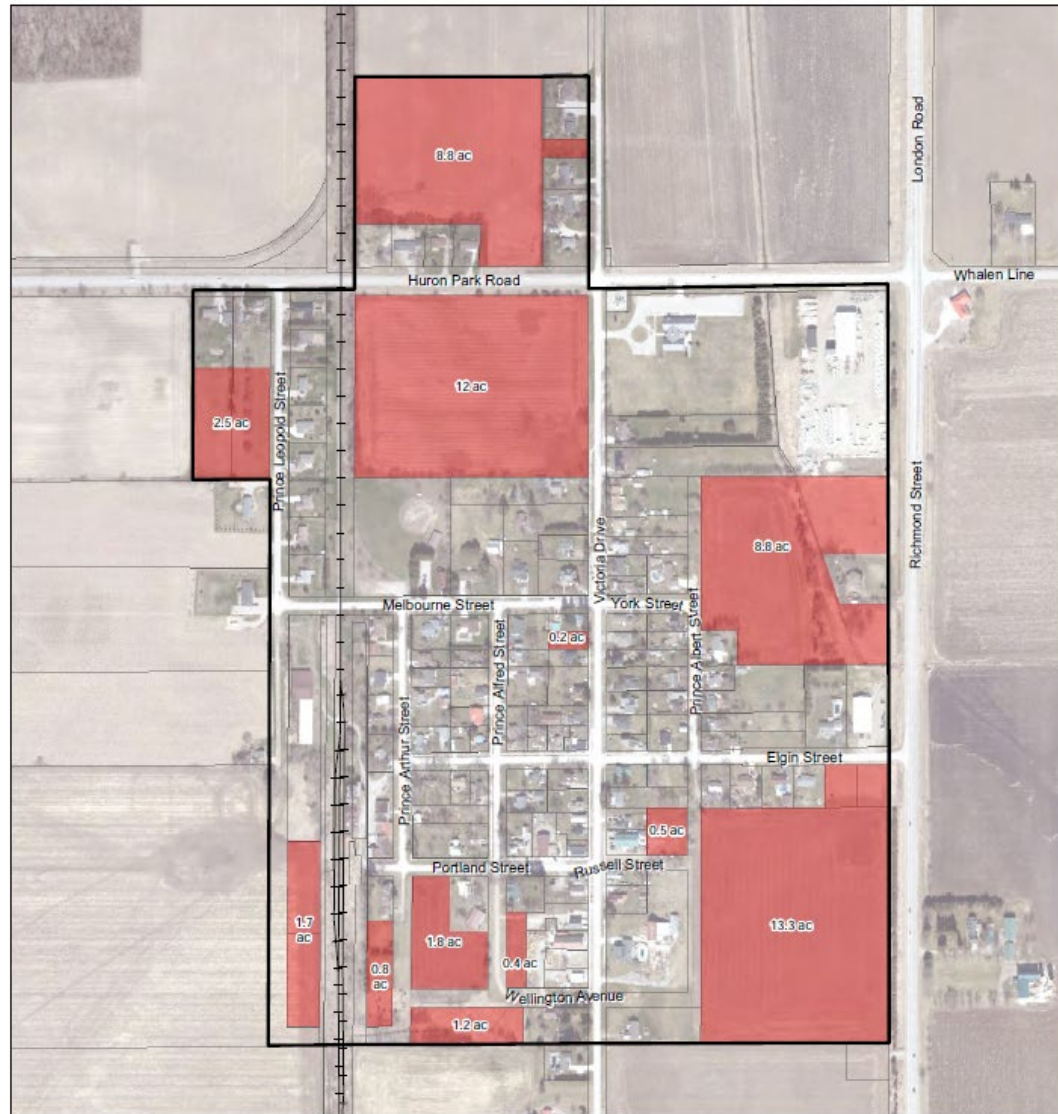
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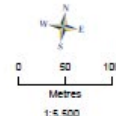
- Vacant Land
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# South Huron - Vacant Lands Analysis CENTRALIA



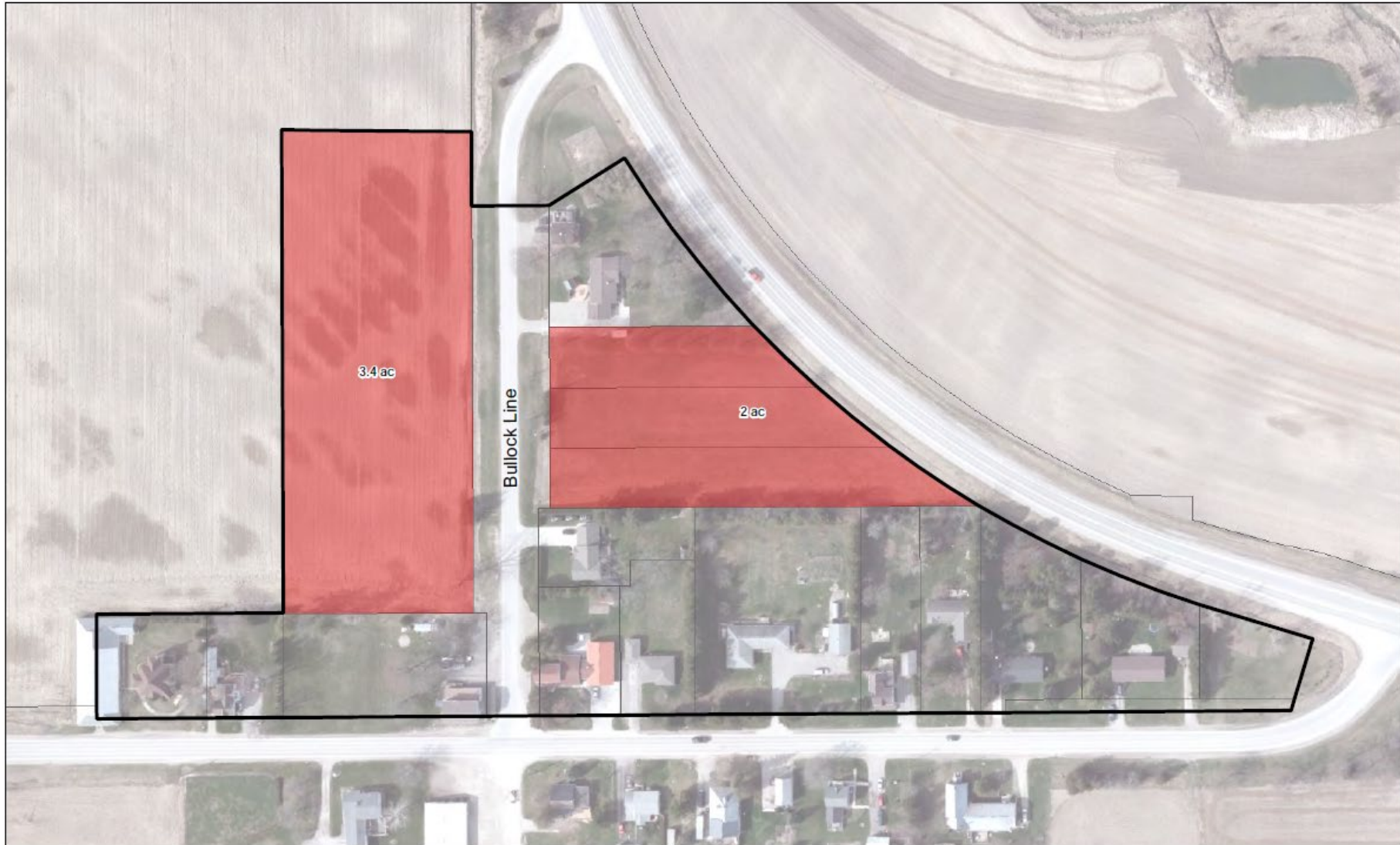
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- Vacant
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- Property Boundary

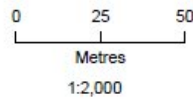




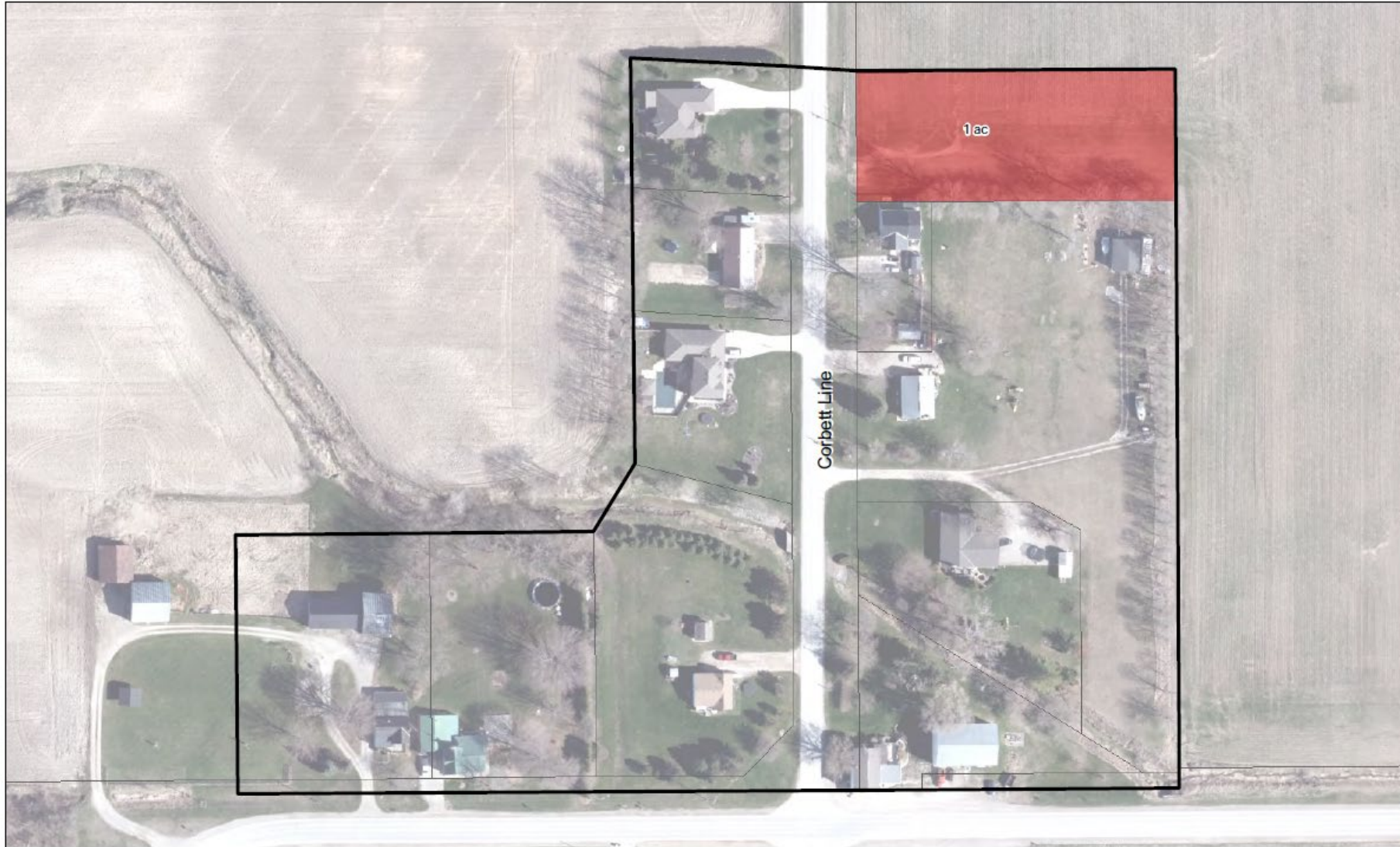
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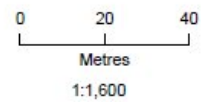
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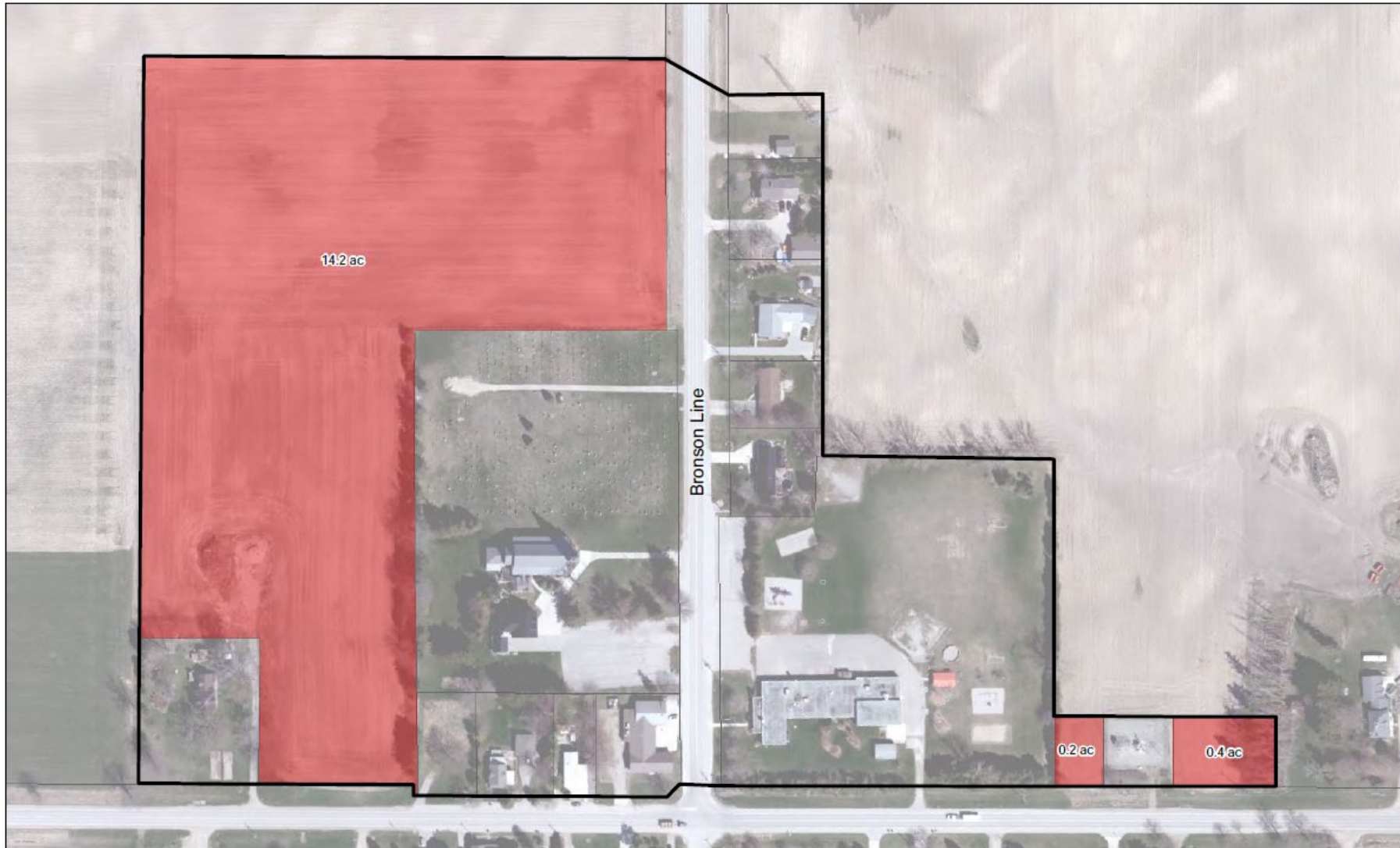
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-  Vacant Land
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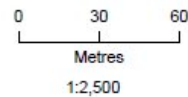




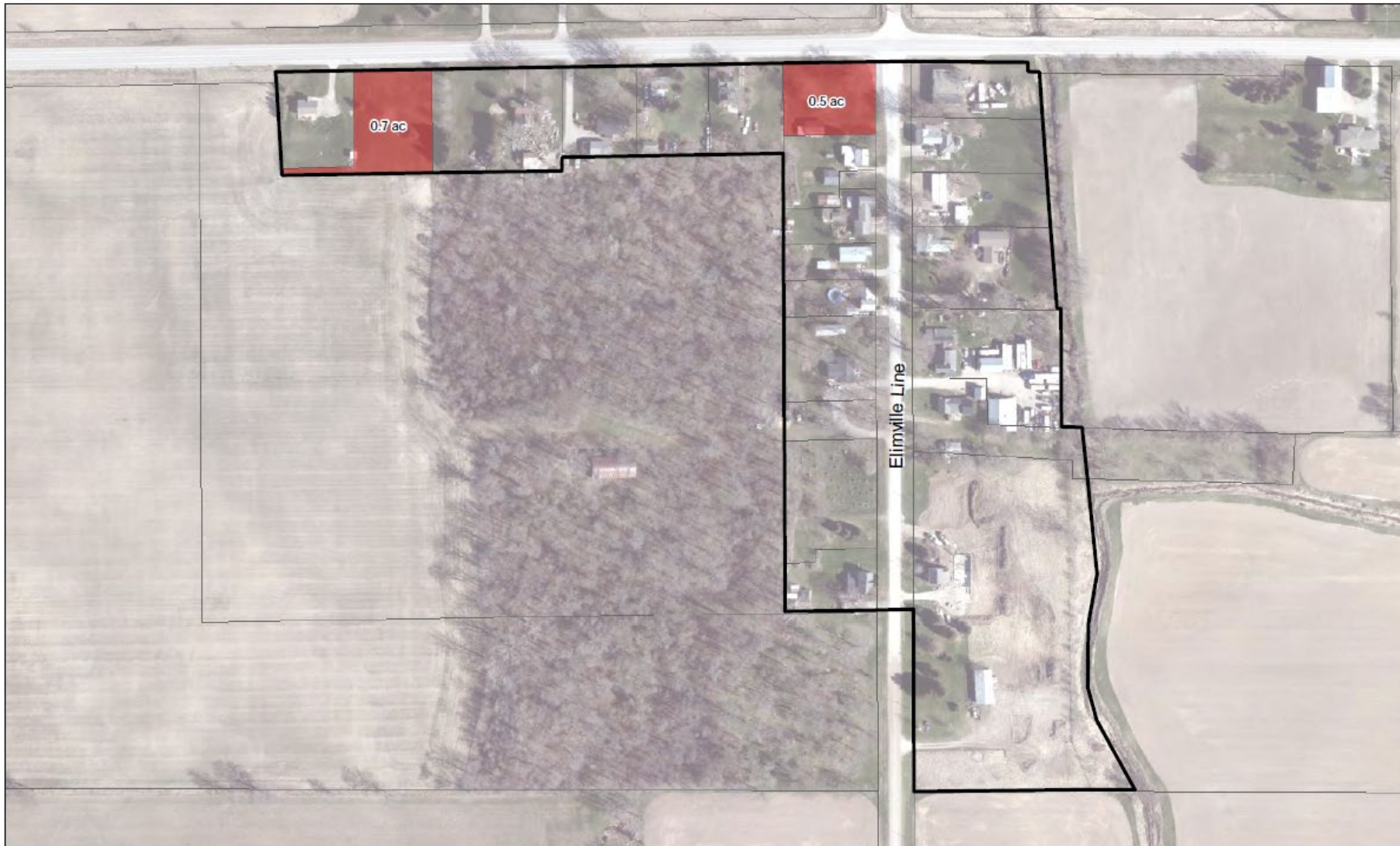
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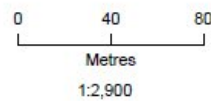
- Vacant Land
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- Property Boundary






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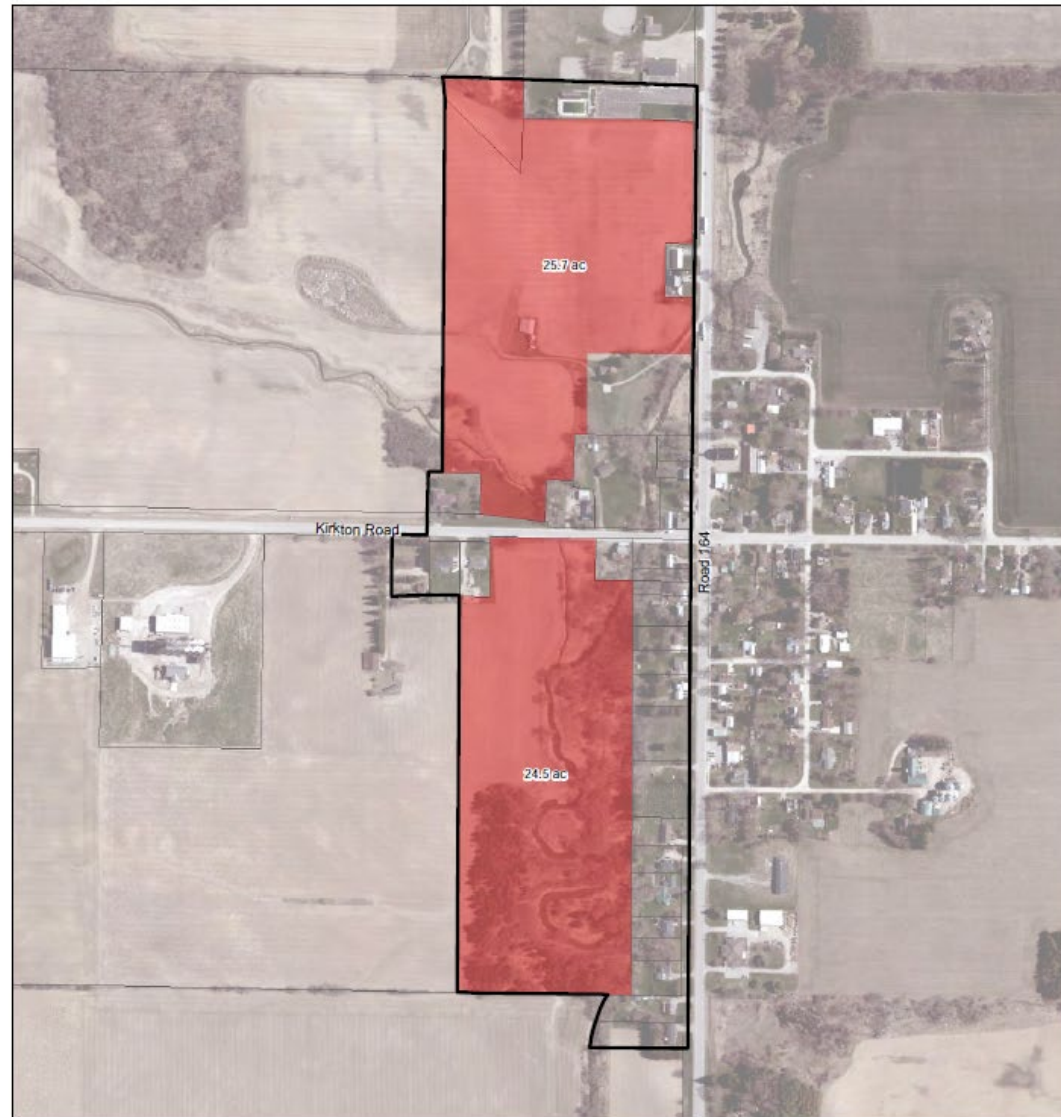
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-  Vacant Land
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-  Property Boundary

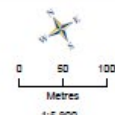


# South Huron - Vacant Lands Analysis KIRKTON



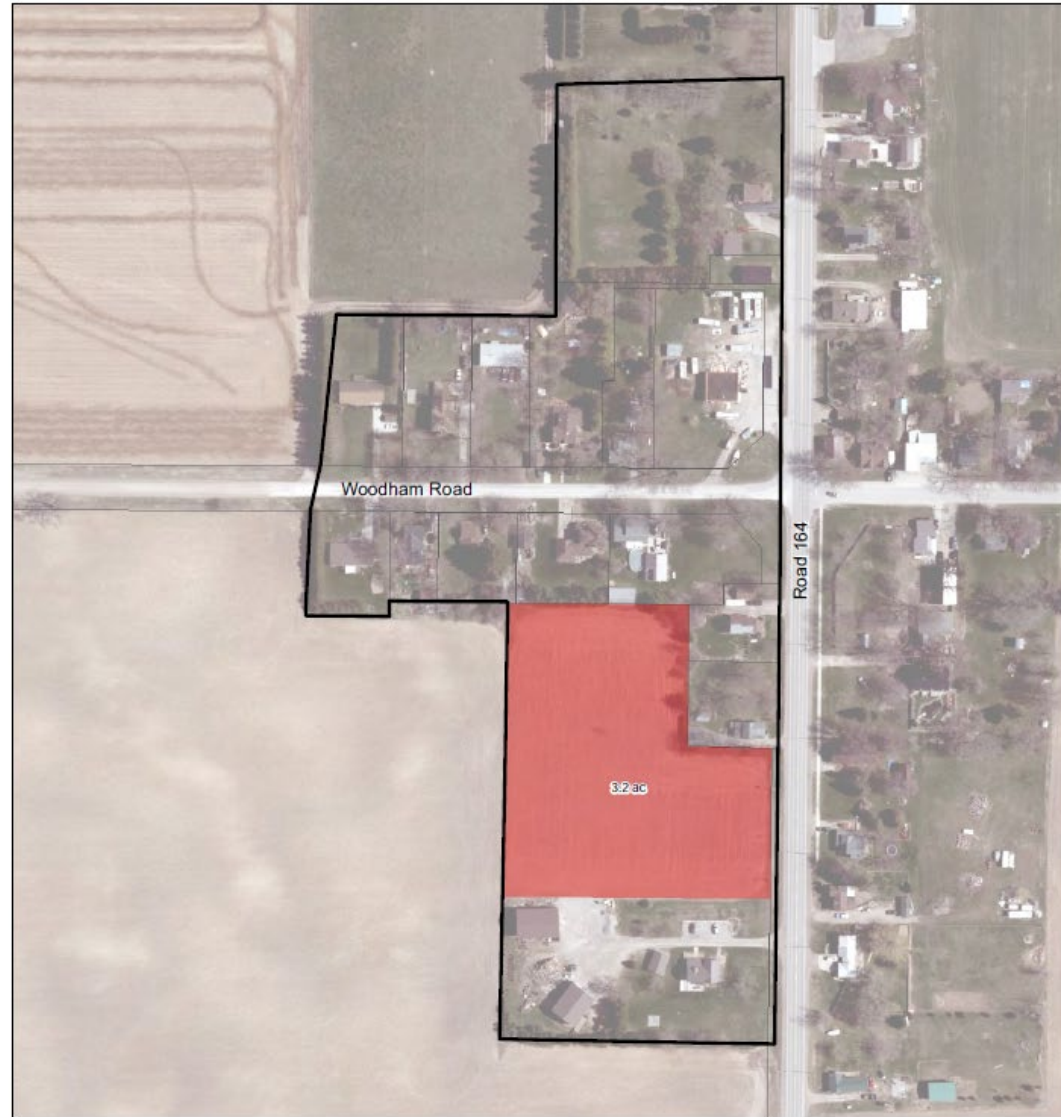
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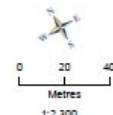
- Vacant
- Urban Boundary
- Property Boundary

# South Huron - Vacant Lands Analysis WOODHAM



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- Vacant
- Urban Boundary
- Property Boundary





# Land Required for Residential Growth

Housing forecast of 1,917 units in South Huron between 2021-2051; of those units, 58% or 1,236 are projected to be within Exeter. The remaining 681 units directed outside of Exeter.

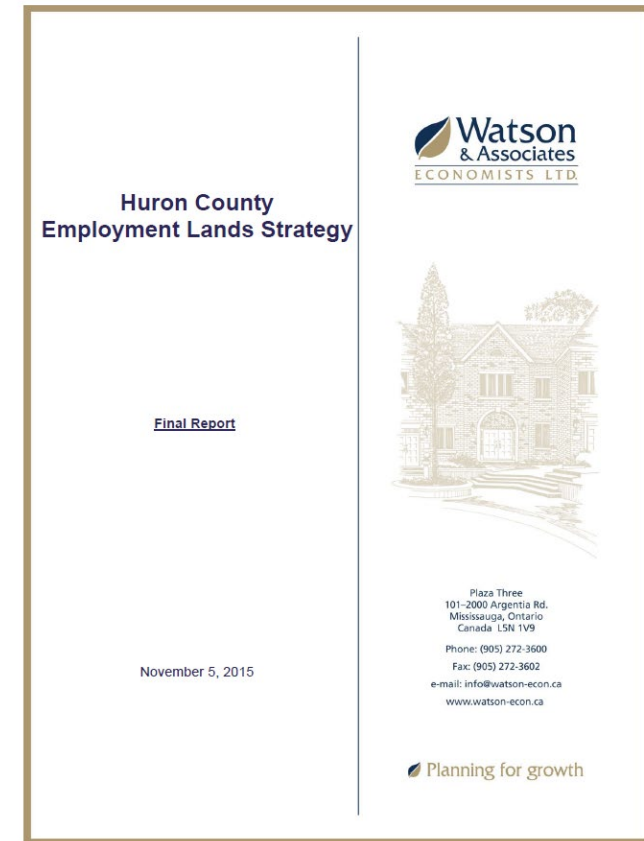
If minimum density of 15 units/hectare is achieved within Exeter and 10 units/hectare in all other settlement areas:

	Land Needed to Accommodate Growth	Unconstrained Land within Settlement Area Boundary
<b>Exeter</b>	82 ha (203 acres)	66.5 ha (164.5 acres) *pending servicing investments
<b>Remainder of South Huron</b>	68.1 ha (168 acres)	175 ha (433 acres)

# County Employment Lands Strategy (2015)

Target sectors include:

- Advanced manufacturing
- Agri-business & food processing
- Transportation, warehousing and wholesale;
- Business services (e.g. professional and technical, education and training);
- Employment supportive uses.



# Employment Areas

- Located in Exeter, Huron Park & former Dashwood Industries property
- Available lands are large, undeveloped parcels
  - Not considered 'shovel ready'
  - Limits opportunities for investment attraction
- This should include a range of site selection choices by parcel configuration, designation, zoning and location.
- The Exeter Industrial Area (Municipality of South Huron) has the greatest restrictions on industrial uses which in some zones limits the scale of manufacturing operations; and
- Research and development laboratories are specifically permitted in most area municipalities within Huron County;
- While research and development laboratories are not specifically identified as a permitted use in the Exeter and Stephen Industrial Areas (Municipality of South Huron), this use is permitted under the broader range of permitted office uses within the South Huron zoning by-laws;
- The Exeter Industrial Area is the only Employment Area with vacant land available that permits business park type uses;
- The Exeter Industrial Area has the least restrictions on retail uses, permitting retail outlet uses (automotive supply, hardware and sporting goods) to exceed 1,000 sq. metres;
- Restaurant use is only permitted in the Stephen and Exeter Industrial Areas (Municipality of South Huron);

# Exeter Employment Areas

## Total Gross Vacant Hectares

2015 – 69 hectares

2024 – 67 hectares

\* identical parcels available today with exception of 321 Thames Road E (JMR Contracting).

No significant changes over 10 year period.

Available lands are large, undeveloped parcels.

**Figure 4-1**  
**Huron County**  
**Gross vs. Net Supply of Employment Lands**

Settlement	Total Gross Developed Hectares	Total Gross Vacant (A) Hectares	Environmental Constraints/ Utility Corridors (B) <sup>1</sup> Hectares	Adjustment for Roads and Other Internal Infrastructure (C) <sup>2</sup> Hectares	Net Vacant Industrial Land Supply (D = A-B-C) Hectares
<b>Industrial Lands Serviced with Water and Sewer within Urban Settlement Areas</b>					
Blyth	5	7	-	2	5
Brussels & Part of Grey Wards	7	24	-	4	19
Goderich and East of Goderich	103	68	11	11	47
Wingham and East of Wingham	34	14	-	3	11
Exeter	71	69	6	15	48
Hensall	42	16	1	3	11
Huron Park <sup>3</sup>	37	22	-	5	17
Seaforth	30	18	-	4	14
Vanastra	19	16	-	3	12
Zurich	1	3	-	1	2
<b>Total</b>	<b>349</b>	<b>258</b>	<b>18</b>	<b>53</b>	<b>187</b>
<b>Dry Industrial Land within Urban Settlement Areas</b>					
Clinton <sup>3</sup>	16	20	-	4	16
Lowertown	21	44	1	10	33
<b>Total</b>	<b>37</b>	<b>64</b>	<b>1</b>	<b>14</b>	<b>49</b>
<b>Dry Industrial Land within Rural Villages/Hamlets</b>					
ACW (Dungannon)	3	5	-	1	4
<b>Total Industrial Lands within Huron County</b>					
<b>Huron County Total</b>	<b>388</b>	<b>327</b>	<b>20</b>	<b>68</b>	<b>239</b>

Source: Watson & Associates Economists Ltd. 2015

1. Includes woodlots, environmental constraints, and major pipelines

2. A downward adjustment of 25% to larger un-subdivided parcels (after environmental/utility take-outs) has been applied to account for the internal infrastructure and municipal reserve requirements

3. Approximately 18.5 hectares of the net developable vacant land supply has been identified as potential redevelopment sites located in Clinton and Huron Park



# Huron Park

New & expanding industries since 2010 include Bluewater Pipe, Waste Management, Gnutti & Trailer Factory.

Vacant lands exist but not currently available to the market (e.g. former Centralia College property is 53 acres).



# Early Ideas

- Provide Stronger Direction Regarding Employment-Supportive Uses in Employment Areas
  - Introduce more defined policy direction to outline the goals and objectives related to employment-supportive uses in Employment Areas (e.g. non-industrial, non-office uses should be of limited scale, or focused on serving businesses and employees in the Employment Areas).
  - Such uses should minimize potential land-use conflicts and support a viable mix of commercial and industrial land uses.

# Early Recommendations

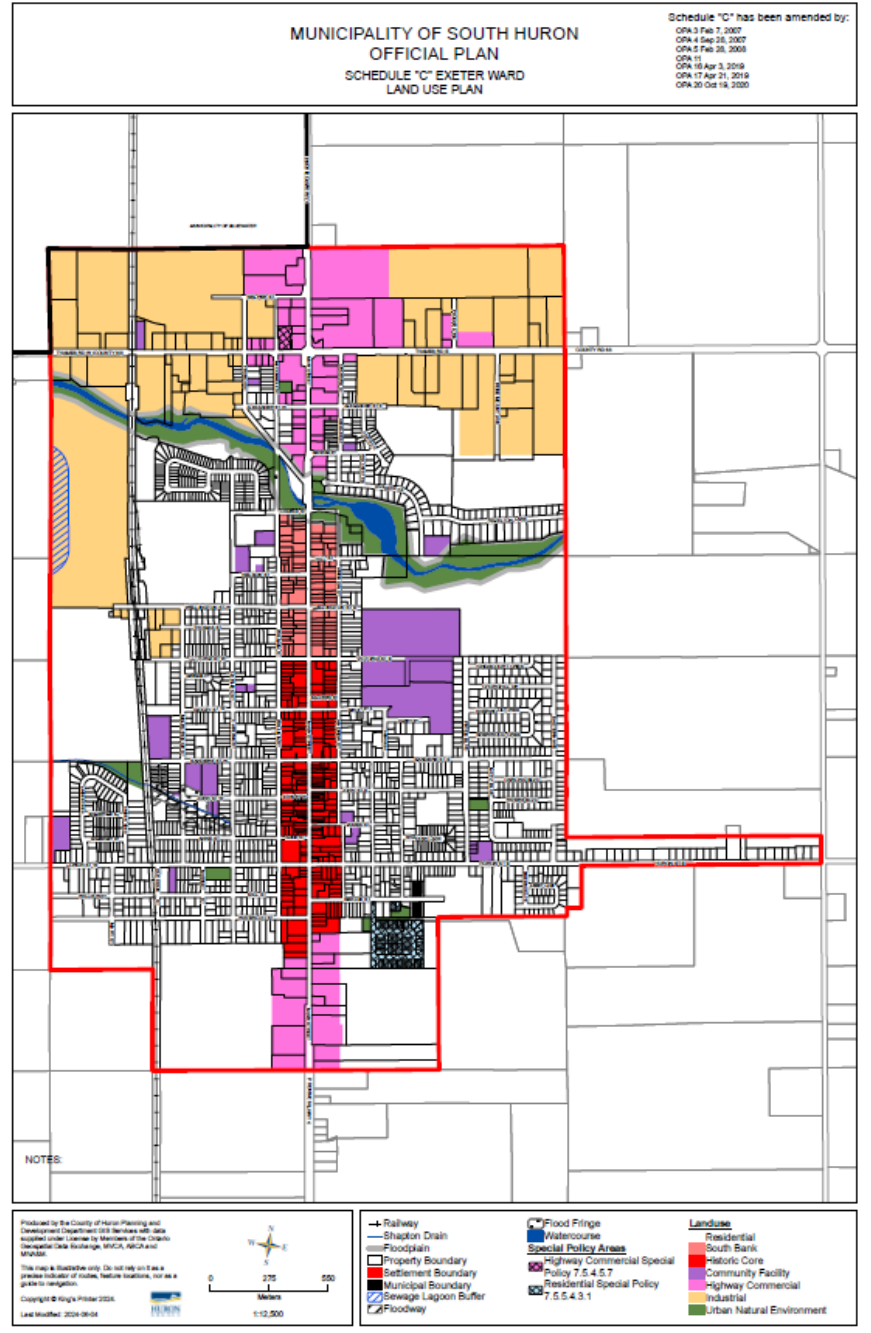
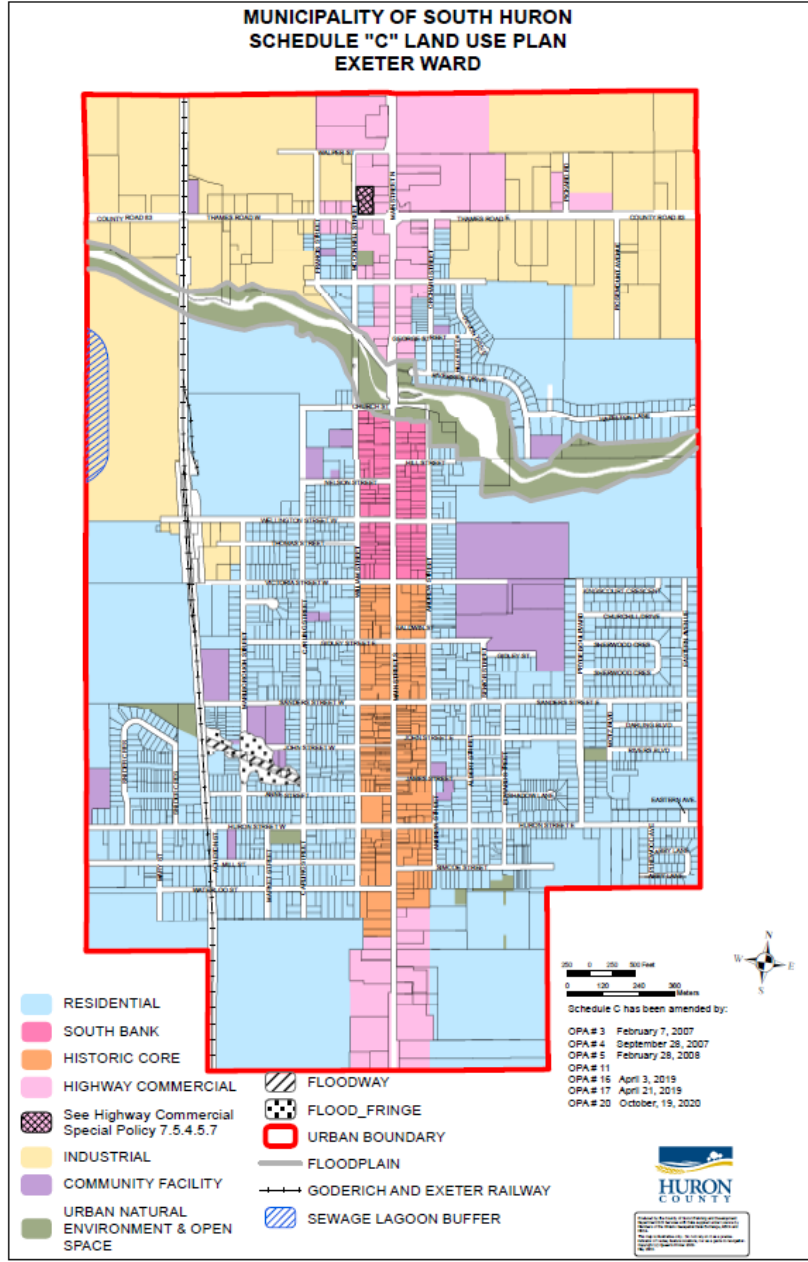
Based on the lands need assessment, it is recommended that staff further analyze and prepare mapping which reflects:

- That the area surrounding Grand Bend (east side) as well as portion of Port Blake Planning Area be assessed for settlement area expansion (residential and mixed use, not employment areas). This area will be re-classified on all maps as the 'Greater Grand Bend' Settlement Area.
- That the Crediton Settlement Area be substantially reduced in size and those lands be allocated to Settlement Areas that have full services and significant projected growth.
- That modest adjustments to other settlement areas, such as Dashwood, be informed through further public consultation, including landowners of large, undeveloped parcels.
- That the Exeter Settlement Area be assessed for possible expansion of residential, mixed use and employment lands to align infrastructure as outlined within the Municipal Water Wastewater Master Plan.
- That South Huron Industrial Areas be assessed for area expansion for employment lands to align with the Water Wastewater Master Plan.



# Update on Mapping Modernization

# Progress to Date



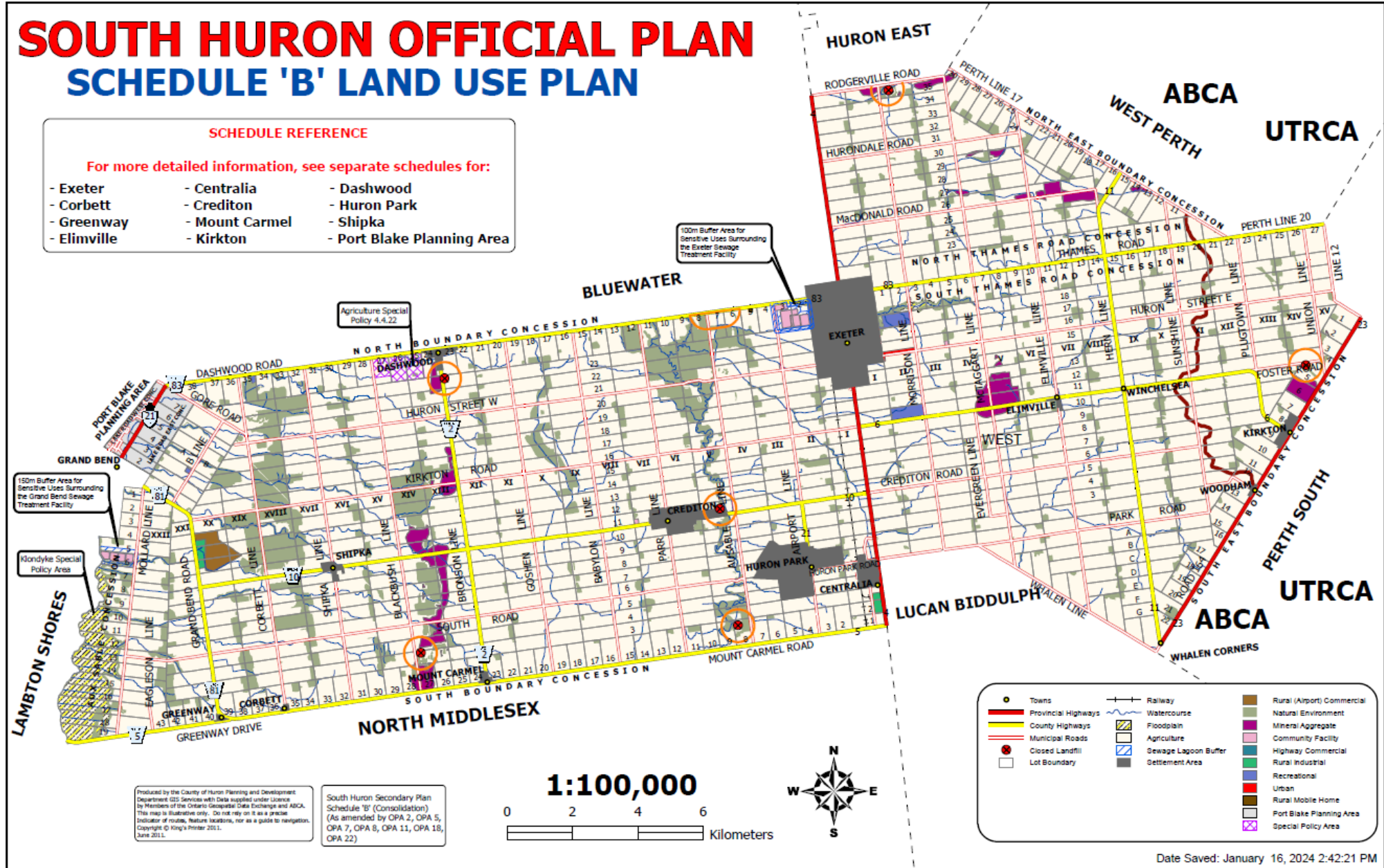
# SOUTH HURON OFFICIAL PLAN

## SCHEDULE 'B' LAND USE PLAN

### SCHEDULE REFERENCE

For more detailed information, see separate schedules for:

- Exeter
- Corbett
- Greenway
- Elimville
- Centralia
- Crediton
- Mount Carmel
- Kirkton
- Dashwood
- Huron Park
- Shipka
- Port Blake Planning Area



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South Huron Secondary Plan Schedule 'B' (Consolidation) (As amended by OPA 2, OPA 5, OPA 7, OPA 8, OPA 11, OPA 18, OPA 22)

# Natural Environment Mapping Approach

- Designate natural features that exist on the landscape.
- Do not designate hedgerows, along drains, or very small changes (e.g. shadow effect)
- Approved at broader scale, can be interpreted.
- On-site evaluation done at the time of development proposal where necessary.





# Scale of Mapping Corrections

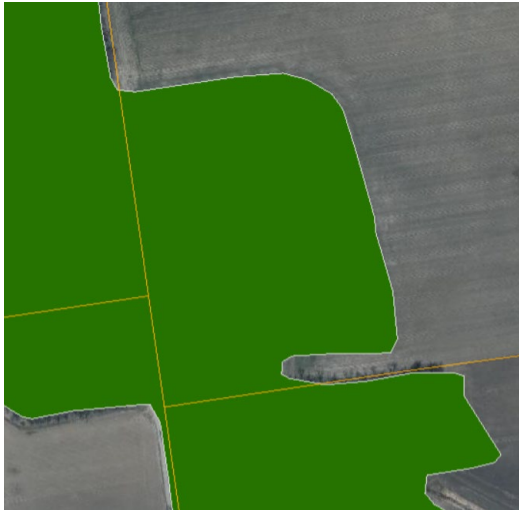
Current Official Plan  
Designation  
(Natural  
Environment &  
Agriculture)



Existing Natural  
Feature compared to  
Current OP  
Designation  
(8 acre difference)



# Scale of Mapping Corrections



Current Official Plan Designation (Natural Environment & Agriculture)



Existing feature compared to Current OP Designation (5.5 acre difference)



2010



2020

# Community Improvement Plan

Council directed that staff consult on the following concepts for community improvement plan grants:

- Commercial Façade Improvement
- Energy Efficiency
- Building Renovation/Repair
- Additional Residential Unit

Community support for Additional Residential Unit grant to also include residential units above/within commercial Main Streets. Could also consider including cultural heritage projects to promote sense of place.





# Next Steps

- **Agricultural Community Table**
- **First Draft – July 2024**
  - Mailouts in August
- **Public Open Houses**
  - Lakeshore – Week of August 27<sup>th</sup>
  - Agriculture Areas – early September
  - Exeter – September

