



PLANNING & DEVELOPMENT

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To: Mayor and Members of South Huron Council
 From: Celina McIntosh, Planner & Denise Van Amersfoort, Manager of Planning
 Date: August 1, 2024
 RE: **South Huron Official Plan Five Year Review – First Draft**

This report has been prepared for the Council meeting on August 12, 2024.

RECOMMENDATION

It is recommended that Council receive the first draft of the revised Official Plan for information.

BACKGROUND

Council initiated the Five Year Review of the South Huron Official Plan on March 27, 2024. As per the Committee of the Whole meeting held on June 12, 2024, staff have proceeded with making the text and mapping changes discussed with Council to comprise the first draft of the revised Official Plan.

CONSULTATION

Following June 12, an agricultural-focused community table was held. The general feedback received was that participants concur with the proposed approach of continuing to provide strong protections for agricultural lands and practices.

Consultation with Lambton Shores staff has also taken place regarding cross-boundary growth considerations within the greater Grand Bend area. The Provincial Policy Statement directs that Official Plans should “coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions”. In response to feedback from Lambton Shores, the first draft of revised plan reflects an expanded growth scenario, with additional urban lands proposed to be designated along the west side of Mollard Line. Staff note that the extent of the expansion along Mollard Line is subject to further discussion with landowners, other stakeholders and further analysis of regional population and growth considerations. The proposed policy framework outlines how future development will occur in the Greater Grand Bend Settlement Area and includes planning requirements which will ensure coordinated planning over the County boundary. Further discussion is anticipated with Lambton Shores staff and Council as this project progresses.

Settlement Area Adjustments

Settlement Area	Proposed Amendment*	Notes
Centralia	Addition of 15 acres (Employment Lands)	Maximizes community investment in infrastructure and enables efficient development of future Employment Lands.
Crediton	Reduction of 100 acres (Urban)	Aligns with servicing design capacity.
Dashwood	Addition of 2.5 acres (Urban)	Requested by property owner to round out and infill existing Urban boundary.
Exeter	Addition of 75 acres (Residential)	Required to accommodate growth within planning horizon.

<p>Greater Grand Bend</p>	<p>Addition of 15 acres (Highway Commercial & Residential) along Hwy 21</p> <p>Addition of 200 acres along Hwy 81/Mollard Line (Residential)</p>	<p>Addition of Highway Commercial lands to provide opportunity for services along Hwy 21. A small portion of Residential is included but noted to be within required buffer for existing wind turbine.</p> <p>Expansion along Mollard Line in response to landowner request, Lambton Shores consultation and to facilitate cross-boundary development as necessary to meet recent Grand Bend growth rate.</p>
<p>Huron Park</p>	<p>Addition of 40 acres (Airport)</p>	<p>Technical adjustment to include existing airport runway lands in Airport Commercial designation (within Huron Park Settlement Area).</p>
<p>Kirkton</p>	<p>Addition of 10 acres (Community Facility)</p>	<p>Technical adjustment to align designation with zoning. Currently, only a small portion of the Kirkton-Woodham Community Centre property is designated within the Settlement Area. This amendment seeks to bring the remainder of the municipally owned property into the Settlement Area to align with current zoning.</p>

*acreages are approximate, constrained lands have been removed.

NEXT STEPS

Staff are proceeding to execute the project timeline as directed by Council. The next phase of the project involves consulting with members of the public and agencies on the first draft of the revised Official Plan. Staff will proceed with notifying all property owners within South Huron advising that A) the draft is available for review, B) mapping is available on an online viewer, and C) the Open House schedule where staff will be available to discuss questions. A postcard-style mailout be used to garner attention, in addition to social media, radio and website advertisements. The estimated cost of mailout is \$7700. Municipal staff have confirmed that there is project budget available to cover this cost.

Open Houses have been scheduled to consult with the public on the first draft of the revised plan. One has been scheduled for August 29th for the specific purpose of consulting with the lakeshore community. A second open house has been scheduled September 12th at the Kirkton Hall. Additionally, staff will be available throughout the day at Town Hall the week of September 16th through 20th for residents to drop in. Staff will be available to consult with landowners during office hours should additional discussion be desired.

It is anticipated that, following the open house sessions, staff will proceed with working on a second draft of the revised Official Plan in response to comments received. Staff will also respond to a revised Provincial Planning Statement, which is anticipated in September 2024. A full summary of public input and staff responses will be presented to Council in October; at this time, staff will be seeking Council feedback and direction on specific modifications document include in the second draft.

Should staff or Council members wish to provide comments or ask question at any point in time, they are able to do so through:

- Submitting written correspondence via email to op@southhuron.ca or through mail sent to the municipal office;
- Phoning the Huron County Planning & Development Department at 519-524-8394 ext. 3.;

NEXT STEPS

To summarize, the next steps for the project include:

- Sending out postcards advising landowners of the project status;
- Holding open houses to consult with the public on the first draft of the revised Official Plan, and
- Public consultation summary and Council direction sought in October to inform second draft.

Sincerely,

‘Original signed by’

Celina McIntosh, Planner

‘Original signed by’

Denise Van Amersfoort, Manager of Planning