

# South Huron Official Plan Review

Second Draft of Amendment

Committee of the Whole

October 15, 2024



# Project Timeline



# Remaining Project Milestones

- Statutory Public Meeting (December/January 2024)
- Adoption of Official Plan Amendment by South Huron Council (anticipated February 2024)
- Approval of Official Plan Amendment by Huron County Council (anticipated March 2024)

# Public Consultation

Lakeshore & Stephen Open House

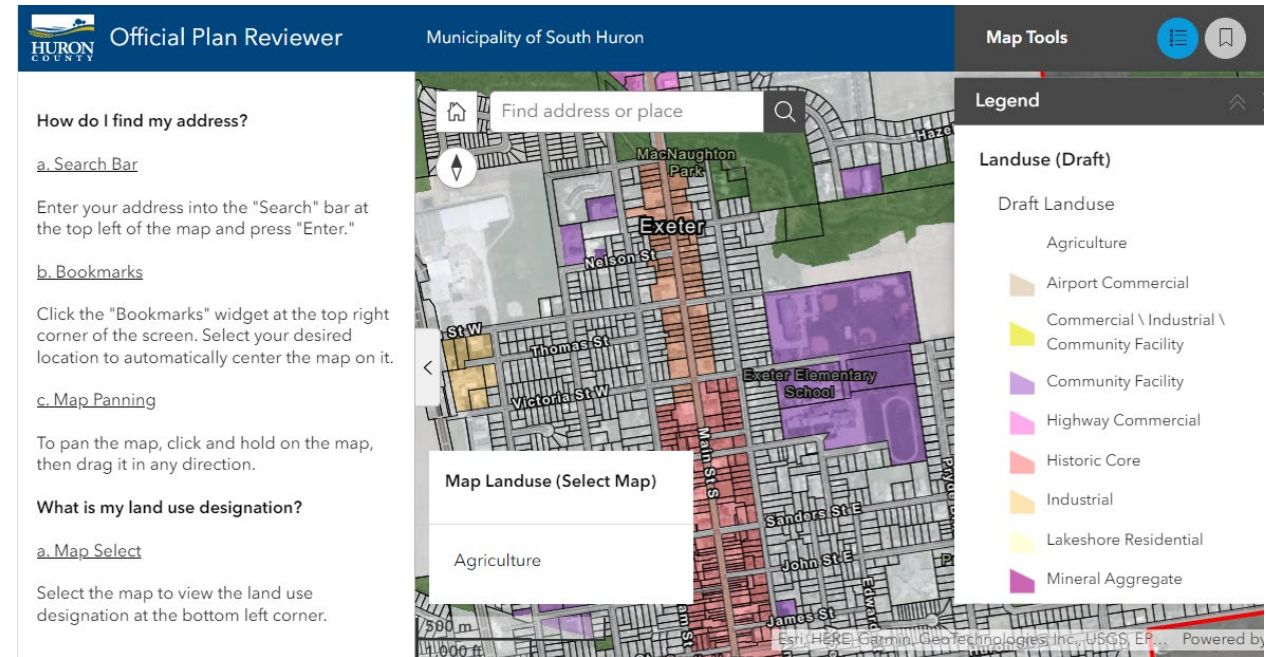
*August 27 (50 attendees)*

Usborne Open House

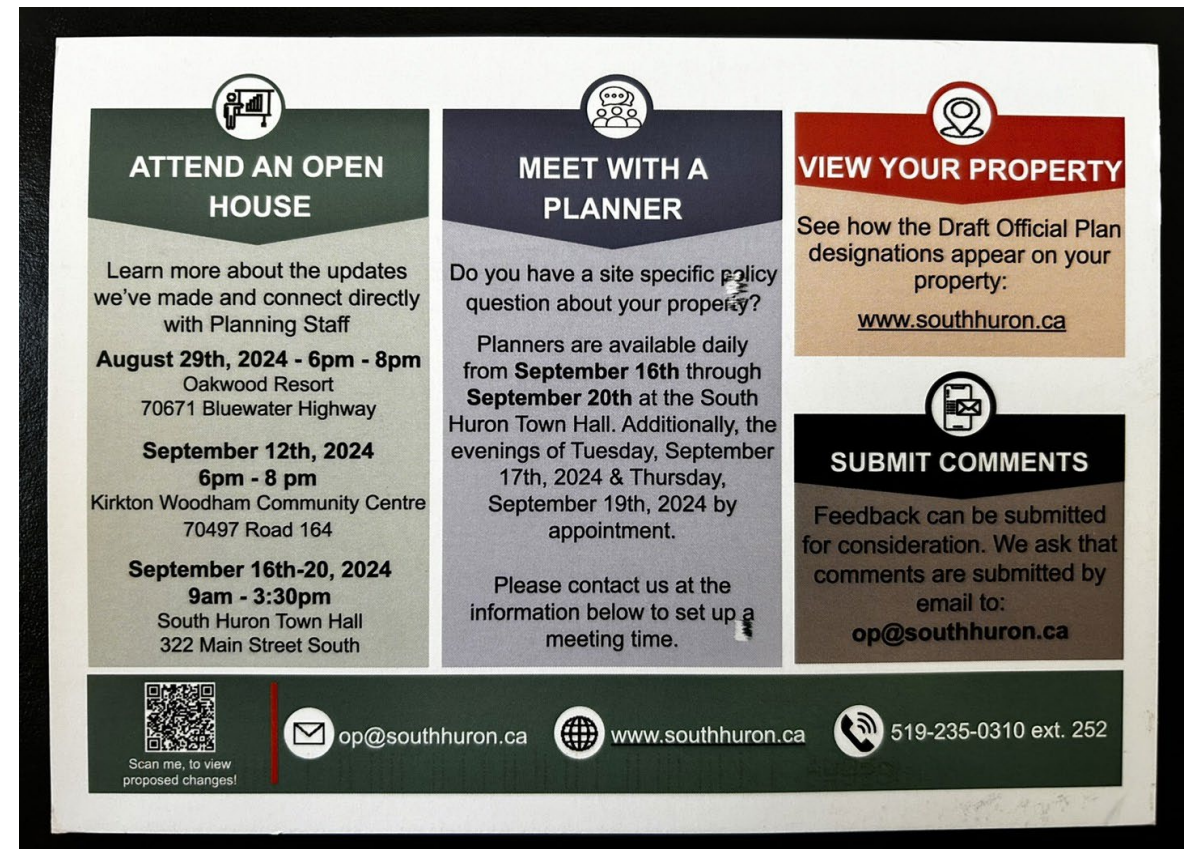
September 12 (12 attendees)

Exeter Open House

September 16-20 (25 attendees)



# Public Feedback: postcard notification was effective and online viewer appreciated





# Policy Amendments

Amendments to policy include:

- Responses to concerns expressed at the public open houses;
- Provincial Planning Statement, effective October 20, 2024;
- Feedback from local Indigenous community and other agencies;
- Additional edits identified by staff for clarity.



# New Appendix – Petroleum Well Locations



NOTES:

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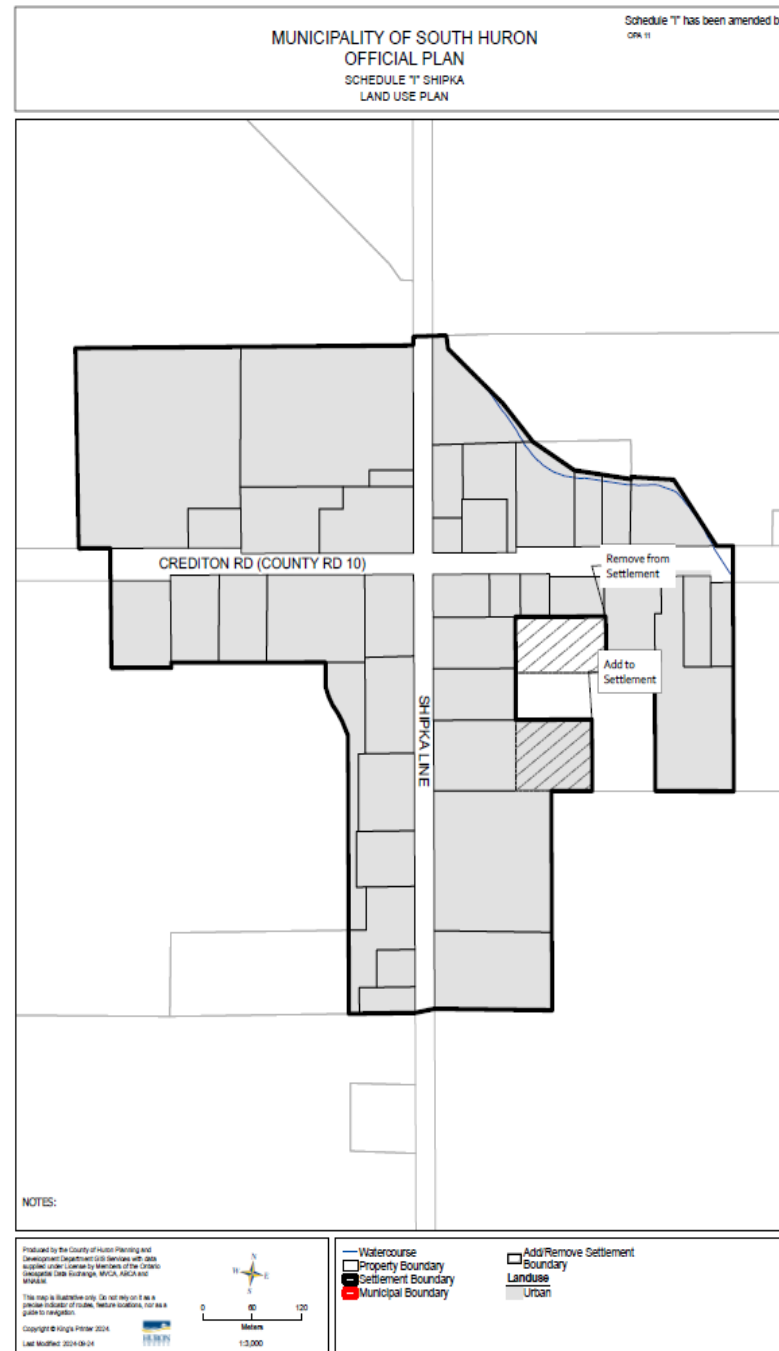
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**MUNICIPALITY OF SOUTH HURON**  
**OFFICIAL PLAN**  
**APPENDIX "7"**  
**PETROLEUM WELLS**

- Petroleum Well (inc. 500m from boundary)
- Provincial Highway
- County Road
- Municipal Road
- Railway
- Watercourse
- Lot Boundary
- Settlement Area

# Shipka – Minor Amendment to Boundary (no net increase)

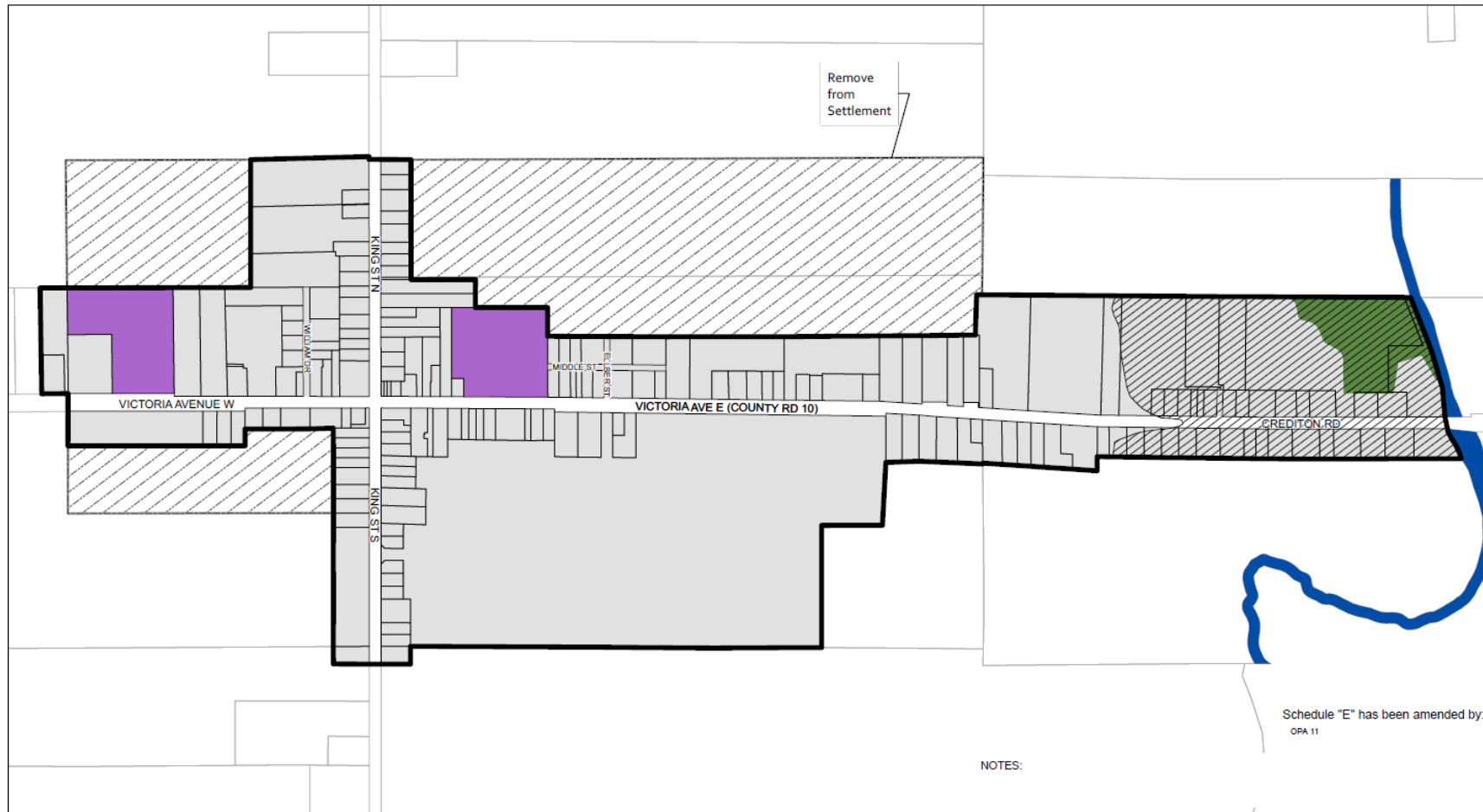




# Crediton Settlement Area

- In the first draft, staff recommended that the overall size of the Crediton Settlement Area be reduced to align with projected growth and current servicing designs.
- One landowner provided correspondence objecting to the de-designation which was included on the August Council agenda.
- Staff have met with landowner to discuss their concerns.
- Staff are seeking direction from the Committee on three different options to address the mapping on this property:
  - Option A: Proceed as originally proposed
  - Options B and C: Explore a reduced de-designation. Mapping options have been prepared by staff for consideration. Should this be the direction of Council, staff will provide options to the landowner for feedback.

# Crediton – Option A



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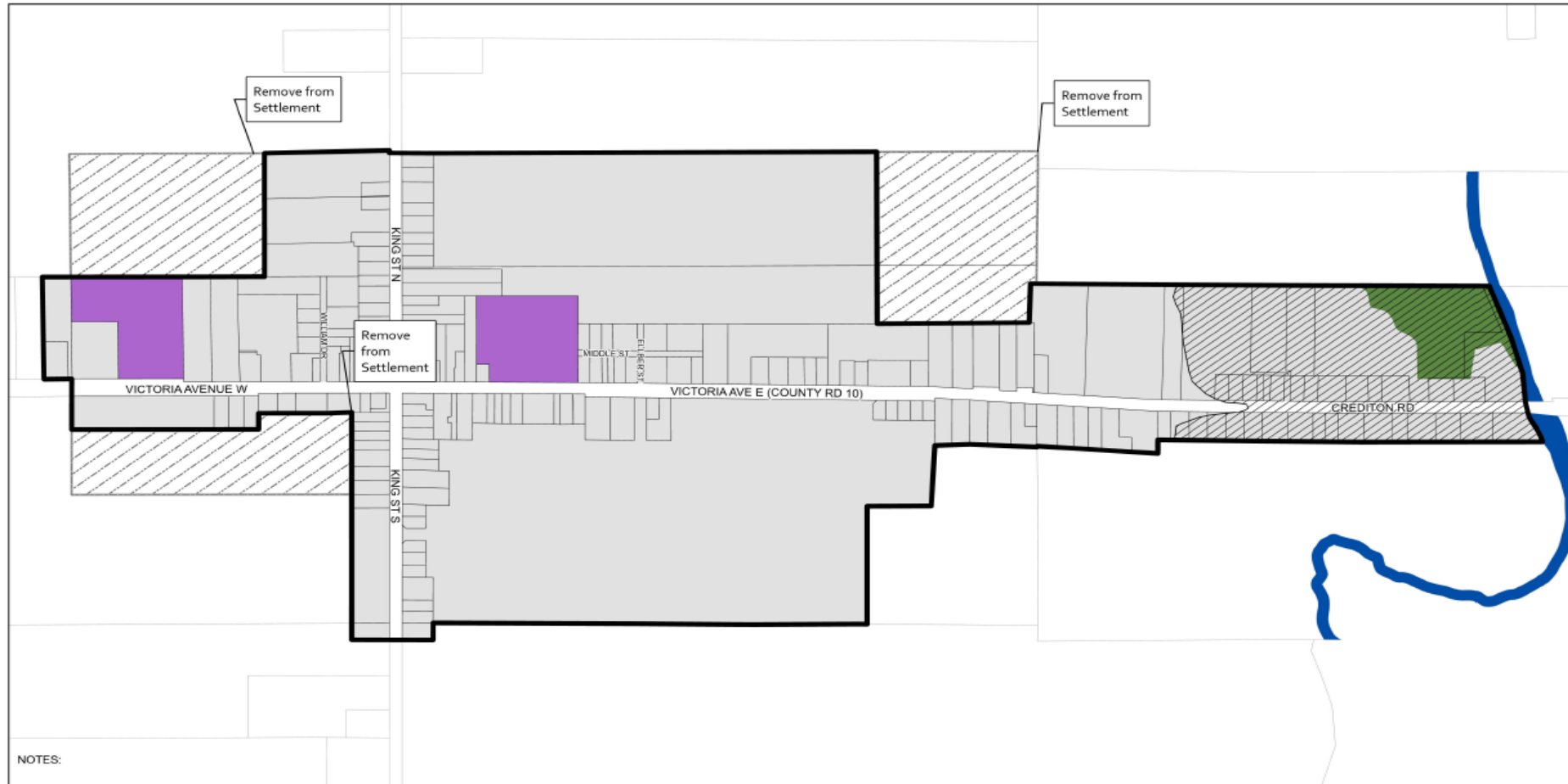
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MUNICIPALITY OF SOUTH HURON  
OFFICIAL PLAN  
SCHEDULE "E" CREDITON  
LAND USE PLAN

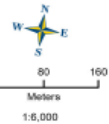
- |                                |                     |
|--------------------------------|---------------------|
| Property Boundary              | Floodplain          |
| Settlement Boundary            | <b>Landuse</b>      |
| Municipal Boundary             | Agriculture         |
| Add/Remove Settlement Boundary | Community Facility  |
| Watercourse                    | Natural Environment |
|                                | Urban               |

# Crediton – Option B



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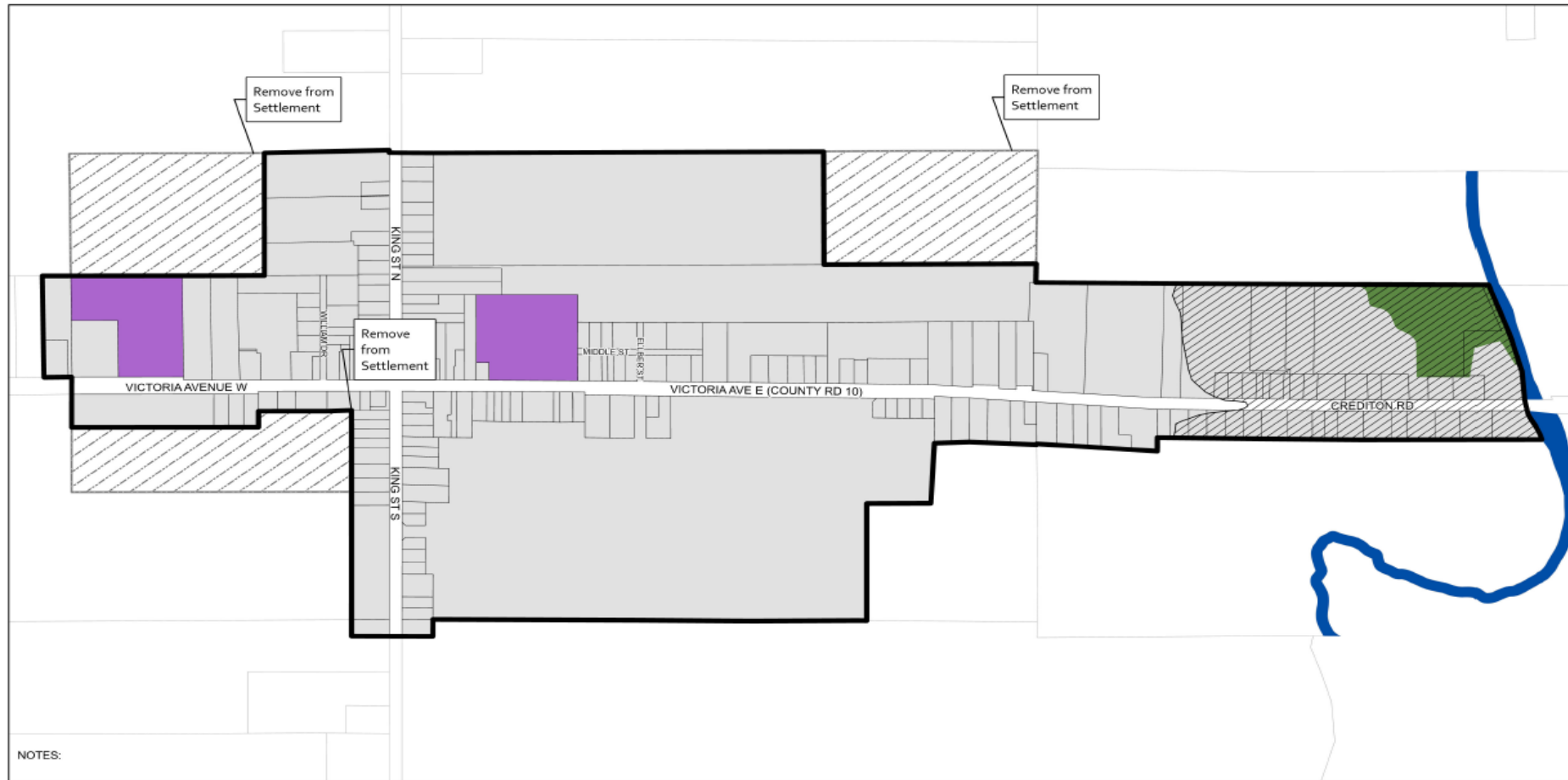


**MUNICIPALITY OF SOUTH HURON**  
**OFFICIAL PLAN**  
**SCHEDULE "E" CREDITON**  
**LAND USE PLAN**

Schedule "E" has been amended by:  
 OPA 11

- |                                |                           |
|--------------------------------|---------------------------|
| Property Boundary              | Floodplain                |
| Settlement Boundary            | <b>Landuse</b>            |
| Municipal Boundary             | Community Facility        |
| Add/Remove Settlement Boundary | Urban                     |
| Watercourse                    | Urban Natural Environment |

# Crediton – Option C



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MUNICIPALITY OF SOUTH HURON  
OFFICIAL PLAN  
SCHEDULE "E" CREDITON  
LAND USE PLAN

Schedule "E" has been amended by:  
OPA 11

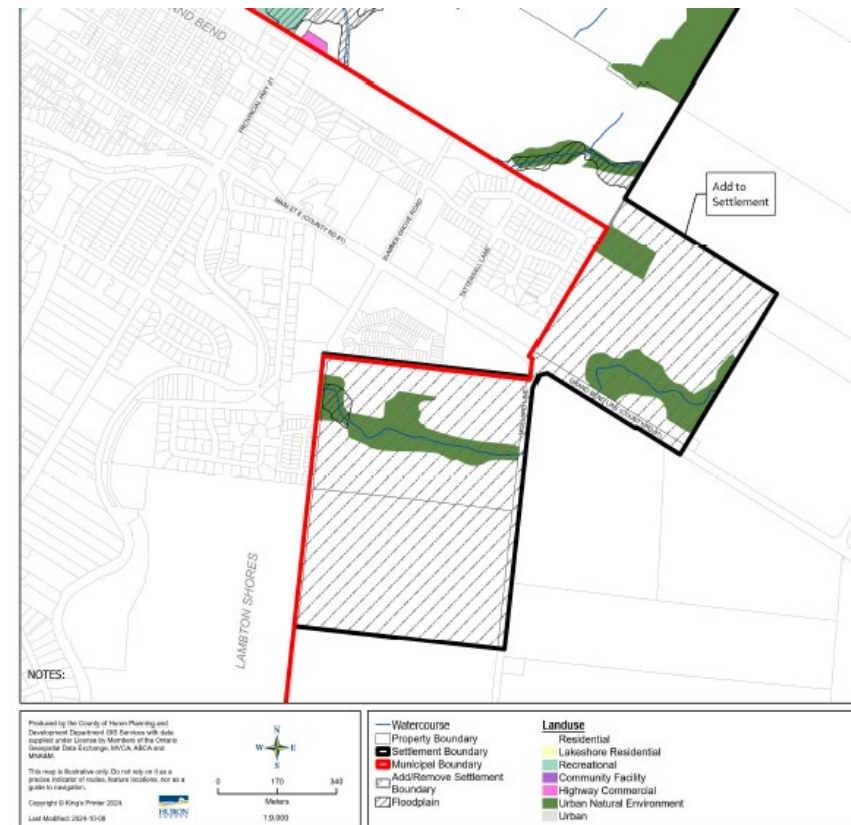
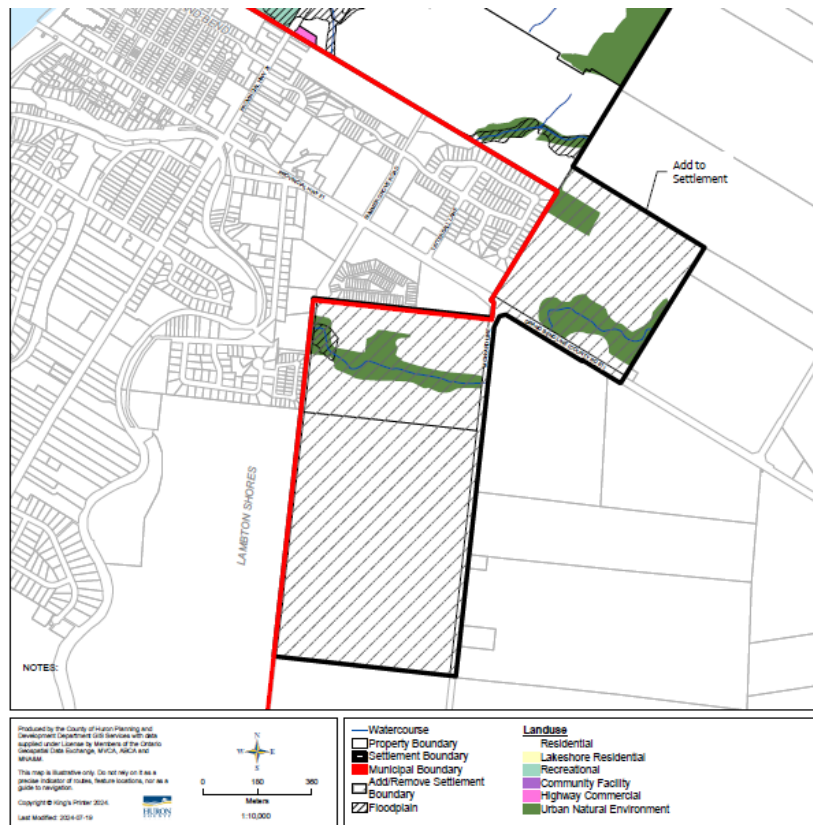
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| <ul style="list-style-type: none"> <li> Property Boundary</li> <li> Settlement Boundary</li> <li> Municipal Boundary</li> <li> Add/Remove Settlement Boundary</li> <li> Watercourse</li> </ul> | <ul style="list-style-type: none"> <li> Floodplain</li> <li><b>Landuse</b></li> <li> Community Facility</li> <li> Urban</li> <li> Urban Natural Environment</li> </ul> |
|--|--|



# Greater Grand Bend Settlement Area

## Reduction of expansion along Mollard Line

Continues to accommodate requested addition to the Settlement Area, responds to concerns expressed during public consultation and aligns with Lambton Shores priorities and potential future growth area.



# Greater Grand Bend Settlement Area

## Expanded Urban Boundary north along Hwy 21

Responds to concern from MTO re: specific land use designations and entrance spacing.

Prevents further encroachment of commercial scale wind turbines near settlement area.

OPA/ZBLA will be required at the time of development.

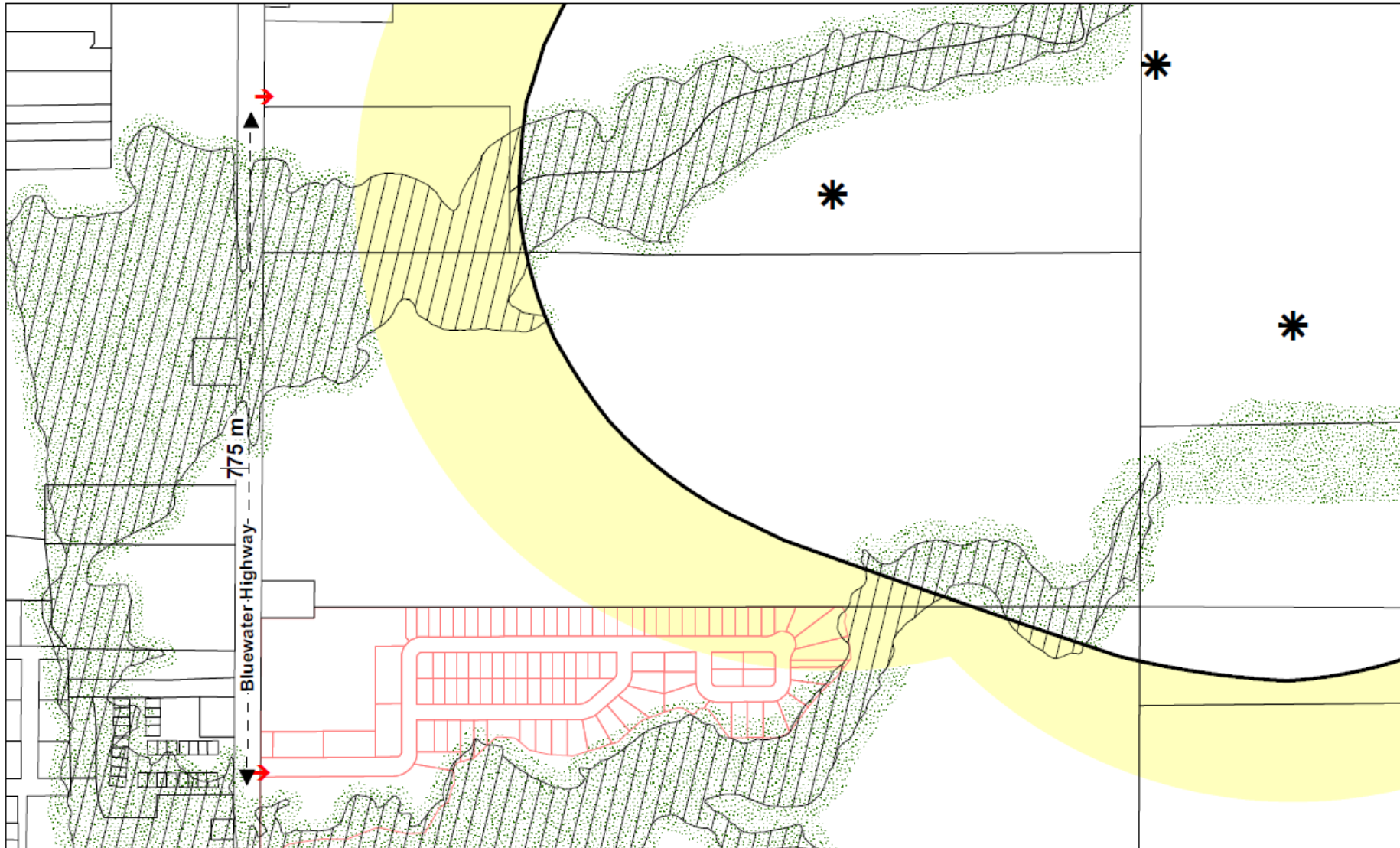






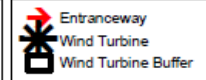
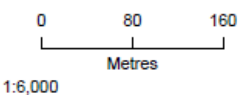
# GREATER GRAND BEND

# FACTORS AFFECTING GROWTH POTENTIAL



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Last Modified 2024-09-25



Entranceway  
Wind Turbine  
Wind Turbine Buffer

Buffer Reduced for Solhaven  
Flood Hazard  
Subdivision Boundary

Conservation Authority Regulation Limit  
Property Boundary



# Next Steps

## Recommendations:

- Receive second draft of the revised Official Plan;
- Direct staff on mapping changes for Crediton and Greater Grand Bend;
- Send correspondence to Lambton Shores to solicit feedback; and
- Direct staff to schedule the statutory Public Meeting for December 2024 or January 2025.