

South Huron 5 year Official Plan Review – Agency Comments

1. February 1, 2024 – Ministry of Municipal Affairs and Housing
2. March 12th, 2024 – Lake Huron Primary Water Supply System
3. March 18th, 2024 – Bell Canada
4. August 18th, 2024 - Three Fires
5. August 28th, 2024 - Lake Huron Primary Water Supply System
6. September 19, 2024 – Avon Maitland District School Board
7. September 19th, 2024 – Bell Canada
8. November 7th, 2024 – Huron Perth Catholic District School Board
9. November 18th, 2024 – Huron Perth Public Health
10. November 25th, 2024 – MTO
11. November 28th, 2024 – Bell Canada

From: [Howard, Dellarue \(MMAH\)](#)
To: [Vanessa Culbert](#)
Subject: RE: Municipality of South Huron - Notice of Special Meeting - Section 26 (Official Plan Review)
Date: Wednesday, February 14, 2024 2:33:44 PM
Attachments: [image002.png](#)

Hi Vanessa,

Thanks for providing this information. We look forward to further future updates on this initiative.

Regards

Dellarue Howard – Planner
Ministry of Municipal Affairs and Housing
MSO – Western Region
2-659 Exeter Road
London, ON, N6E 1L3
Tel: 519-619-3227

From: [Marcy McKillop](#)
To: [Vanessa Culbert](#)
Cc: [Submissions](#); [Billy Haklander](#); [Andrew Henry](#)
Subject: RE: Municipality of South Huron - Notice of Special Meeting - Section 26 (Official Plan Review)
Date: Tuesday, March 12, 2024 10:45:15 AM
Attachments: [image002.png](#)

Good morning Vanessa,

The Lake Huron Primary Water Supply System (LHPWSS) acknowledges that the Municipality of South Huron is considering an update to the South Huron Official Plan. Planning and development, including growth projections will be reviewed and considered as part of the upcoming LHPWSS Master Plan. Our interest in the Official Plan includes planning and development that may impact the regional water supply system.

Please ensure the importance of source water protection is appropriately acknowledged in the Official Plan and in subsequent planning and development activities, with consideration of applicable aspects of relevant Source Protection Plans including, but not limited to, the Ausable Bayfield Source Protection Plan.

Please ensure any subsequent County and/or municipal planning, development and design projects consider the importance and location of LHPWSS treatment, pumping, storage and transmission infrastructure, and includes applicable consultation and coordination with the LHPWSS.

Please note that member municipalities are responsible for distribution system infrastructure, including operation, replacement/upgrade and maintenance, as well as equalization storage and fire storage, in accordance with applicable provincial guidelines and regulations.

Regards,

Marcy McKillop, P.Eng. (she/her)
Environmental Services Engineer, Regional Water Supply

Lake Huron & Elgin Area Primary Water Supply Systems

235 North Centre Road, Suite 200

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www.facebook.com/RegionalWaterSupply

The Lake Huron and Elgin Area Primary Water Supply Systems serve communities and people within the traditional lands of the Anishinaabek, Haudenosaunee, Lunaapéewak and Attawandaron. We

honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. This region is currently home to many First Nations, Inuit and Métis. We are grateful to have the opportunity to work and live in this territory.

From: [Lingard, Norman](#)
To: [OP](#)
Subject: Notice of Special Meeting - Section 26 (Official Plan Review)
Date: Monday, March 18, 2024 10:02:35 AM
Attachments: [image001.png](#)

Good morning Celina,

Thank you for circulating Bell Canada on the Municipality of South Huron's upcoming Special Meeting as it relates to the above noted Official Plan Review. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



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From: [Jessica Wakefield](#)
To: [Celina Whaling-Rae](#)
Cc: [Denise Van Amersfoort](#); [Consultation](#); [Vanessa Culbert](#)
Subject: Re: Consultation: South Huron Official Plan Review
Date: Tuesday, August 20, 2024 2:22:47 PM

Hi Celina,

I hope the time off is treating you well!

Thank you for providing this update and giving a quick summary of the sections that we have identified interest in - this is very helpful. I appreciate the offer to discuss capacity funding for an internal review, but I am happy with the high-level overview I have completed of sections 6 and 8 and the notes you have provided.

We appreciate being included in this OP review process for South Huron and look forward to future opportunities for collaboration. Good luck in the rest of this review process!

Thanks,
Jess

From: Celina McIntosh <cmcintosh@huroncounty.ca>
Sent: Friday, August 9, 2024 11:11 AM
To: Jessica Wakefield <Jessica.Wakefield@threefires.com>
Cc: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>; Consultation <Consultation@kettlepoint.org>; Vanessa Culbert <vculbert@southhuron.ca>
Subject: RE: Consultation: South Huron Official Plan Review

Hi Jessica,

I hope your summer is going well. I wanted to reach out regarding the South Huron Official Plan review project, as we have completed the first draft of the revised document. The draft policies and mapping can be reviewed here: <https://www.southhuron.ca/en/invest-and-do-business/2024-official-plan-review.aspx>.

You had noted previously that Kettle and Stony Point First Nation's interests may lie more so in lakeshore and aggregate planning. Section 6 of the document speaks to Extractive Resources. You will find general lakeshore development policies in Section 8. South Huron admittedly does not contain a large amount of unexplored aggregate deposits. There are no major changes to the policy text worth noting at this time. The lakeshore area is experiencing some settlement area boundary changes as we seek to add lands to the Greater Grand Bend area along Mollard Line directly east of the shared Lambton Shores/South Huron boundary. These lands are anticipated to be developed for residential purposes, should this change be endorsed by South Huron Council.

If you are interested in discussing capacity funding and internal review further, please let me know. I will be out of office for the next two weeks (returning August 26th), but colleagues Denise and Vanessa (cc'd) are also able to answer any questions.

Thanks Jessica.

Celina

From: [Marcy McKillop](#)
To: [Celina Whaling-Rae](#)
Cc: [Submissions](#); [Andrew Henry](#); [Ryan Armstrong](#); vanamersfoort@huroncounty.ca; [Mike Rolph](#); [Vanessa Culbert](#)
Subject: RE: South Huron OP Review - First Draft Update
Date: Wednesday, August 28, 2024 2:27:59 PM

Good afternoon Celina,

Thank you for your email. A review of the revised South Huron Official Plan has been undertaken by the Lake Huron Primary Water Supply System.

A few comments are provided below:

2.7. BASIC PRINCIPLES FOR LAKESHORE RESIDENTIAL AND RECREATIONAL (page 10)

Please consider adding text to reflect the significance of the Lake Huron surface water intake for the Lake Huron Water Treatment Plant, for the Lake Huron Primary Water Supply System that supplies water to a population of approximately 400,000 in the region.

Please also consider adding text to reflect the importance of drinking water source protection through a multi-barrier approach. A reference to the Ausable Bayfield Source Protection Plan is recommended, including reference to the intake protection zones for the Lake Huron Primary Water Supply System.

6.1.2 Greater Grand Bend Settlement Area

Item D.2 (page 84) : Please add text to clarify that Port Blake Park is situated on lands owned by the Lake Huron Primary Water Supply System. South Huron operates and maintains Port Blake Park through a lease agreement with the Lake Huron Primary Water Supply System.

7.0 COMMUNITY FACILITIES - Public Service Facilities Policies (2)

Point b) – Water and sewage treatment facilities Consider replacing “water and sewage treatment facilities” with “water, wastewater, and stormwater treatment, pumping and storage facilities”

The Lake Huron Primary Water Supply System infrastructure includes the Exeter-Hensall Reservoir and Pumping Station location at the north-west corner of the intersection of Huron Street and Airport Line. This location is outside of the settlement area. Please show the Exeter-Hensall Reservoir and Pumping Station as a Public Service Facility (Community Facility) on Schedule B – Land Use Plan (similarly to how the Lake Huron Water Treatment Plant is shown on Schedule “H1” Greater Grand Bend Land Use Plan).

Please let me know if you would like to review or discuss any of these comments.

Best regards,

Marcy McKillop, P.Eng. (she/her)

Environmental Services Engineer, Regional Water Supply

Lake Huron & Elgin Area Primary Water Supply Systems

235 North Centre Road, Suite 200

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The Lake Huron and Elgin Area Primary Water Supply Systems serve communities and people within the traditional lands of the Anishinaabek, Haudenosaunee, Lunaapéewak and Attawandaron. We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. This region is currently home to many First Nations, Inuit and Métis. We are grateful to have the opportunity to work and live in this territory.

Provided on behalf of the Avon Maitland District School Board

September 19, 2024

Vanessa Culbert
Municipality of South Huron
322 Main Street South, Exeter
Ontario N0M 1S6
Email: op@southhuron.ca

Electronic Copy

Re: COMMENT LETTER
Municipality of South Huron
Official Plan Review

Dear Vanessa Culbert,

On behalf of the Avon Maitland District School Board, we have reviewed the draft South Huron Official Plan as consolidated in February, 2024. With respect to this draft document, the following comments are submitted:

Location:

The Municipality of South Huron is served by the following attendance boundaries:

- Exeter Elementary School (JK-6)
- Stephen Central Public School (JK-6)
- South Huron District High School (7-12)

Comments:

As the municipality continues to grow, it is essential that municipal planning frameworks support school boards in accommodating the increasing demand for educational services. While Stephen Central Public School currently has the capacity to absorb additional students from nearby residential growth, Exeter Elementary School is facing enrolment pressures and is projected to exceed its capacity within the next five years. In contrast, South Huron District High School has sufficient space to accommodate future growth in its student population.



The Avon Maitland District School Board appreciates the municipality's understanding of the unique transportation methods that must be accounted for in South Huron, particularly for communities relying on horse-drawn transportation. The Avon Maitland District School Board values the recognition that these communities may require the establishment of schools in areas designated as *Agriculture*, and supports the flexibility provided by the Draft Official Plan to allow such uses through rezoning without requiring amendments to the Official Plan. This approach aligns with our shared goal of ensuring all students have equitable access to education.

3.0 Agriculture D. Policies 18. Community Facility/Institutional Uses

Community facilities shall be permitted in accordance with the Community Facility policies of this Plan.

It is recognized that a constitutional right exists for those communities relying on horse-drawn transportation and that these communities may require the establishment of schools and churches in rural areas. Such uses may be permitted by rezoning without amendment to this Plan. These uses will be located on existing lots, will avoid productive agricultural land where possible, and will not be permitted to be severed. The MDS formula may be tailored to accommodate these uses when located on a host farm.

As a commenting agency, The Avon Maitland District School Board is committed to actively engaging with the Municipality of South Huron on future development applications, with the aim of strengthening collaboration, raising awareness, and ensuring effective planning for school accommodations as the community grows. The Avon Maitland District School Board fully supports policies that direct residential growth to areas where adequate services, including schools, are available or can be provided, ensuring that educational infrastructure keeps pace with population expansion and community needs.

The Avon Maitland District School Board commends the municipality's strong commitment to accessibility and encourages ongoing efforts to ensure equitable access to education for all community members. The Avon Maitland District School Board is particularly pleased with the Draft Official Plan's Exeter Residential policies, which emphasize promoting active transportation through the provision of sidewalks, trails, and open spaces to connect homes to schools. These initiatives will help offer safe and sustainable transportation options for students while promoting healthy lifestyles.



6.1.2. Exeter Residential D. Policies

7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities (e.g. schools, parks and open spaces) are available or can be made available. Alternative, active modes of transportation, such as walking trails and bike paths, shall be incorporated into the design of new development, to the extent that it will create and improve linkages between existing trail systems, commercial areas, and community facilities. The active transportation network will accommodate a full range of ages and abilities of community members.

8. Street design shall form an integrated network of connected, direct and easy to follow routes which are built on Exeter's existing grid network, promote walking through the provision of sidewalks, trails and open space to link homes with shops, schools, parks and other important destinations. Streets shall be designed to be safe, pedestrian-scale and well maintained.

In conclusion, the Avon Maitland District School Board appreciates the opportunity to comment on South Huron's 5-year Official Plan review. We look forward to continued collaboration with the Municipality of South Huron to ensure that educational infrastructure remains a priority as the community grows. The Avon Maitland District School Board is available for further collaboration and would welcome the chance to work together toward shared community development goals.

We will continue to monitor and comment on the South Huron Official Plan Review on behalf of the Avon Maitland District School Board. The Avon Maitland District School Board also requests notification of any modifications, community consultations, appeals, or notices of decision related to this Official Plan Review.

Please note that further to the comments provided, the Avon Maitland District School Board reserves the right to revise their position as needed without further notice. Should you require additional information regarding these comments, please contact planning@ed.amdsb.ca.

Sincerely,



Adam Brutto BURPI.
Senior Consultant
Watson & Associates Economists Ltd.
brutto@watsonecon.ca
Office: 905-272-3600 Ext. 278
Mobile: 905-967-4775
Fax: 905-272-3602

cc: Cheri Carter, Avon Maitland District School Board
Hugh Cox, Avon Maitland District School Board
Celina McIntosh, Municipality of South Huron

From: [Lingard, Norman](#)
To: [OP](#)
Subject: South Huron OP Review - First Draft Update
Date: Thursday, September 19, 2024 9:48:46 AM
Attachments: [image001.png](#)

Good morning,

Thank you for circulating Bell Canada on the Municipality of South Huron's first draft of the Official Plan Review. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any specific comments or concerns pertaining to the OP Draft at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,


Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
norman.lingard@bell.ca | ☎ 365.440.7617



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From: [Pat Varallo](#)
To: [Celina McIntosh](#)
Cc: [Denise Van Amersfoort](#); [OP](#)
Subject: RE: South Huron Official Plan Review - HPCDSB comments
Date: Thursday, November 7, 2024 4:11:51 PM

 IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender pvarallo@huronperthcatholic.ca

Hi Celina,
Thank you for reaching out. Huron Perth CDSB would have the similar comments as Avon Maitland DSB, "potential school capacity considerations that may arise in the future 25 year horizon".

Thank you,

Huron-Perth Catholic DSB



Pat Varallo
Manager
Facilities Services

3927 Perth Road 180
Dublin, Ontario N0K 1E0
(519)345-2440, ext.
8092

[HPCDSB | Together on the Journey](#)
(huronperthcatholic.ca)

pvarallo@huronperthcatholic.ca

From: Celina McIntosh <cmcintosh@huroncounty.ca>
Sent: Wednesday, November 6, 2024 2:35 PM
To: pvarallo@huronperthcatholic.ca
Cc: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>; OP <op@southhuron.ca>
Subject: South Huron Official Plan Review - HPCDSB comments

Hi Pat,

My name is Celina McIntosh, and I work as a Planner with the County of Huron assigned to provide planning services to the Municipality of South Huron. South Huron is currently undertaking a five year review of its Official Plan. The Official Plan is a high-level policy document that directs where and how development shall occur within the municipality. HPCDSB was circulated on an original public notice regarding same earlier this year. I wanted to reach out directly to see if HPCDSB has any comments on some of the proposed changes to the document. This was specifically asked by a member of South Huron Council during our last discussion(s) with them on same.

The most update to date copy of the draft document, as well as the project webpage, can be viewed here: <https://www.southhuron.ca/en/invest-and-do-business/2024-official-plan-review.aspx>. The changes of note that may be of most interest to HPCDSB include:

- A proposed expansion to the Exeter settlement area boundary to accommodate

residential growth;

- A proposed decrease to the Crediton settlement area due to an excess of designated lands for growth; and
- A proposed increase to the Greater Grand Bend settlement area (lands adjacent to the Lambton Shores/South Huron boundary) to accommodate residential growth.

The lands shown subject to these changes can be found in the mapping portion of the document. These are supported by the Huron County Population Projections completed in 2023, which indicate there will be consistent population growth in South Huron throughout the next 25 year planning horizon.

Avon Maitland District School Board has provided comments outlining the potential school capacity considerations that may arise in the future 25 year horizon. Would HPCDSB have similar comments to provide?

Happy to discuss this project further. We would appreciate any insight HPCDSB can provide.

Thanks,
Celina

Celina McIntosh (she/her)

Planner | Planning & Development Department
County of Huron | www.HuronCounty.ca
(519) 524-8394 ext. 3

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Celina McIntosh
c/o Municipality of South Huron
cmcintosh@huroncounty.ca

RE: Municipality of South Huron Official Plan – Feedback from Huron Perth Public Health

November 18, 2024

Dear Celina,

Huron Perth Public Health takes action to protect and promote population health and prevent disease, strengthening quality of life and well-being for all. The health and well-being of people is a product of where they live, learn, work and play. Official Plans shape this environment, and we are grateful for the opportunity to submit comments through your review process.

Our purpose in reviewing the Official Plan is to provide you with recommendations which can contribute to the overall foundation of the final Official Plan. The comments attached are in keeping with the direction and spirit of the [Ontario Provincial Policy Statement 2020](#) and the [Ontario Planning Act](#). We have made several potential application recommendations; depending on the potential application and its timing, Huron Perth Public Health may be able to provide connections to supports or assistance, and encourage you to reach out to municipal@hpph.ca.

Again, we appreciate the opportunity to provide comment to your Official Plan Review process. Should you have questions or comments about the feedback we have provided, please contact our built environment program coordinator, Sarah Merkel, at municipal@hpph.ca.

With thanks,



Sarah Merkel MPH, BHSc
Public Health Promoter



Angela Willert, MA
Public Health Manager

c: Tanya Sangster, Acting Director of Population Health
Dr. Miriam Klassen, Medical Officer of Health & CEO

Huron Perth Public Health Feedback on South Huron’s Draft Official Plan November 2024

How This Document is Organized

Huron Perth Public Health (HPPH) HPPH reviewed “October 2024 – Second Draft of the Official Plan” and prepared this document to provide feedback and recommendations on your local Official Plan from a public health perspective that promotes healthy planning, and supports communities to be safe, active, and socially connected.

- [Section 1: Public Health Themes](#). The following themes were considered as the plan was reviewed. Each theme consists of public health’s perspective, it’s connection to health, and any potential applications once your Official Plan has been finalized.
 - [Theme 1](#): Growth management and land use policies
 - [Theme 2](#): Social connection and well-being
 - [Theme 3](#): Environment, green space and UV exposure
 - [Theme 4](#): Housing
 - [Theme 5](#): Transportation and connectivity
- [Section 2: Official Plan Feedback](#). This section includes any policy language where changes are suggested or comments. It is organized in the following table.

Official Plan Reference	Policy Recommendations
Reference to the location in the Official Plan including page number.	Any wording highlighted in blue is additional wording suggested for the final Official Plan.

- [Section 3: Supported Policies](#). All draft Official Plan content that is supported by Huron Perth Public Health for the continued inclusion in Final Official Plan. No changes are suggested.
- [Appendix A](#): Resources and References

Section 1: Public Health Themes

Theme 1: Growth Management and Land Use Policies

Public Health's Perspective

Create complete neighbourhoods and communities through mixed land use, intensification, infill development and ensure connectivity within neighbourhoods through creating safe, inviting spaces to walk or wheel (e.g., bike-friendly, accessible for wheelchairs and strollers) between where people live, learn, shop, work and play.

Connection to Health

Rezoning areas of the community to mixed use arterial and gently increasing density in residential areas allows for the development of complete neighbourhoods. Population health outcomes include accessibility for people of all ages and the ability to access goods and services, increased cycling and walking, economic co-benefits, physical activity, social well-being, and decreased healthcare costs, stress, and unintentional injury (Healthy Built Environment Toolkit, 2018).

Potential Applications

- Helping council and community members make the connection between intensification, net migration, growth in urban areas, but also wanting to protect agricultural land is important because in past circumstances, if they are not on board, then intensification projects do not go through.
- More community engagement done now with council and community members so when future decisions are being made, residents are more on board and councils can hold firm with their intensification decisions.

Theme 2: Social Connection & Well-Being

Public Health's Perspective

Making social connection a priority in policies and practices plays an important role in how individuals and communities interact, connect, and thrive. The role of well-designed physical spaces—whether built or natural—is helpful in encouraging people to gather, interact, and form meaningful relationships.

Connection to Health

A socially connected community is a place where everyone feels like they belong. It's a place where people know their neighbours and feel motivated to get involved, build relationships, and contribute to the creation of strong social networks. A socially connected community requires spaces and events for people to gather, create new friendships, and contribute to the community through volunteering. Socially connected communities support strong citizen engagement and increase the health and well-being of residents (Plan H, 2018).

Social connection is vital not only to our individual physical, mental, and emotional health, but also to the health and well-being of our communities. These benefits can include increased neighbourhood safety, people connecting with the services and supports they need, strengthened resilience during emergency events, increased volunteering, and a stronger sense of community (Plan H, 2018). Municipalities are in a great position to foster the social well-being of their communities through the use of planning and community design, policies, programs and partnerships.

Potential Applications

How local governments can support social connection:

- Review HPPH's Social Connection: A Primer for Municipalities and identify what work your municipality is doing to enhance connection.
- Continue to support Community Safety and Well-Being Plans.
- Invest in social infrastructure. Public spaces like libraries, community and recreation centres, community gardens, as well as multi-use trails that are accessible, welcoming, and equipped with amenities encourage more frequent and diverse interactions among community members.
- Offer diverse programming that actively encourages interaction within and across communities.
- Engage and mobilize the community. Meaningful community engagement not only results in more inclusive and welcoming solutions, but participation itself also increases a sense of belonging and connection.
- Support [placemaking](#) grants so community members can reimagine and reinvent public spaces.
- Ensure opportunities are available for newcomers to feel welcomed and supported.
- Include spaces specifically designed for gathering in housing developments to create opportunities for connection with neighbours and community members.

Theme 3: Environment, Green Space and UV Exposure

Public Health's Perspective

Protect and conserve the natural environment to ensure residents can breathe clean air, drink safe water, and have access to nature and greenspace, and to help mitigate extreme weather events and climate change. Promote well designed green space (e.g., open space, parks, trails) and trees. These are multifaceted tools in the creation of healthy places.

Health Connection

Preserving and connecting environmentally sensitive areas can lead to increases in tree canopy and energy savings to homeowners/renters and decrease costs for air pollution removal and storm management costs. Maximizing opportunities for everyone to access natural environments can lead to increases in mental health, physical activity, social well-being and decreases in chronic disease, healthcare costs and stress (Healthy Built Environment Toolkit, 2018).

As neighbourhood population density increases and more people are living in rezoned areas of town, it will be important for people's health that park spaces, trails, forests and other amenities are in place and accessible. There is strong evidence that exposure to nature positively impacts stress levels, chronic disease risk, depression, and anxiety, as well as improves concentration and cognitive functioning. Parks, trails, and forests also support comfortable and safer active transportation, overall health, and a reduction in chronic disease risk (Healthy Built Environment Toolkit, 2018). Well-designed green space and tree planting can be used as a strategic powerhouse in the creation of healthy communities. This includes, but is not limited to shade, air quality, speed reduction, reducing heat island effects, and overall aesthetic appeal (Healthy Built Environment Toolkit, 2018).

The UV portion of solar radiation is a human carcinogen for skin cancer (Simcoe Muskoka District Health Unit, 2014). Melanoma skin cancer rates have increased in Ontario since the early 90's (Cancer Care Ontario, 2021). The provision of shade (either natural or built) can be an effective means of reducing exposure to ultraviolet radiation (UVR) and its associated health risks, such as skin cancer, and should be an essential element when planning for and developing facilities, parks and public spaces (Simcoe Muskoka District Health Unit, 2014).

Potential Applications

- Continue to work with County of Huron, the Conservation Authority and local residents on the development or improvement of trails, parkland, and forests for resident use.
- For towns, villages and hamlets of South Huron, ensure that there are tree policies with regards to boulevard trees and that instructions are given to residents on how to care for their tree to ensure tree isn't being replaced in the future due to lack of care.
- In conjunction with Conservation Areas, offer an incentive program for residents/organizations to purchase trees at low-cost in order to make spaces greener, especially in new development and commercial areas.
- Partnering with Exeter's Business Improvement Area, allow for planting of a tree in front of businesses (e.g., Historic Main Street).

Theme 4: Housing

Public Health's Perspective

Increase access to affordable, accessible, high-quality housing through the provision of diverse housing forms and tenure types.

Connection to Health

The home is central to people's lives and the place where we spend most of our time.

"We eat, sleep, socialize with friends and family, and often even work from home. While housing is considered a basic human right, not all housing is created to meet the same standards. Differences in housing, such as quality, accessibility, and affordability all have impacts on the health of the people who live there. These impacts can positively or negatively affect our health, over the short- and long-term. Consider, for instance, how living in a stable and affordable home that provides you with a warm, safe and healthy environment can support your health. These factors all describe aspects of healthy housing, which can promote good nutrition, healthy behaviours, and healthy relationships. Healthy housing can foster good mental and physical health, and improved quality of life." (Healthy Built Environment Toolkit, 2018)

Prioritizing affordable housing options through diverse housing forms and tenure types can lead to increased access to affordable housing, general health, mental health, quality of life, and can lead to decreases in domestic violence, injuries and overcrowding (Healthy Built Environment Toolkit, 2018). Ensuring adequate housing quality for everyone can lead to increases of indoor air quality, thermal quality and energy efficiency, general health, mental health, well-being and resilience, quality of life, respiratory health, sense of safety, social well-being, and can lead to decreases in crime, physical hazards, cardiovascular mortality, mortality, unintentional injury, and winter mortality (Healthy Built Environment Toolkit, 2018).

Potential Applications

- Explore opportunities to partner with [United Housing](#). United Housing Perth-Huron is a non-profit housing organization dedicated to creating and sustaining mixed-income rental units.
- Continue to work with County of Huron on [Preventing and Addressing Homelessness in Huron County](#).

Theme 5: Transportation and Connectivity

Public Health's Perspective

Ensure the following:

- 1) connectivity within neighbourhoods through creating safe, inviting spaces to walk or wheel between where people live, learn, shop, work and play;
- 2) the built form, land use and transportation systems support the prevention of collisions resulting in disability or loss of life; and
- 3) equitable, sustainable transit opportunities by reducing the need to rely on private automobiles thereby reducing cost of living for residents and reducing carbon emissions for the planet.

Connection to Health

Transportation systems are integrally connected to human health and well-being. Transportation systems can enhance life through:

- making vehicle-free/vehicle-reduced transit an easy, affordable and safe option;
- improving physical, mental and social health by making walking, wheeling and spending time outdoors appealing;
- the ability to use the system to access basic needs, employment/income opportunities and the foods found in Canada's Food Guide.

Transportation systems can also have negative impacts on morbidity and mortality. Transportation systems often expose residents to the potential to sustain collision forces beyond what the human body can tolerate, resulting in disability or loss of life.

The transport systems both inside and outside settlement regions impact human and environmental health. Within settlement regions:

“The convenience of public transit, the safety of cycling paths, and the distance and time it takes to walk to common destinations all play a role in our daily choices about how to get to where we need to go. When transportation networks are designed to prioritize active transportation, mobility for all residents is encouraged which leads to improved health outcomes, better physical and mental well-being, and greater opportunities for social connectedness. Since active transportation is more affordable than car ownership, communities also experience improved equity and access to services such as healthcare, education, and employment opportunities.” (BC Centre for Disease Control, 2018)

Potential Applications

- Work with Business Improvement Areas and residents to determine where more bike parking should be included.
- Ensure that trail and pathway infrastructure is easily accessible online so residents and tourists can plan their routes accordingly.
- When prioritizing areas for active transportation development, include the goal of increasing the safety and ability of a family to live in a settlement region with one or no private automobiles, thereby decreasing the costs of living associated with vehicle ownership.
- Educate decision-makers that active transportation isn't always a healthy lifestyle choice, but a necessity for lower-income households. The intent is to encourage the development of safe routes to connect lower-income neighbourhoods to amenities (e.g., workplace).

Section 2: Official Plan Feedback

Official Plan Reference	Policy Recommendations
2.1 Introduction	
<p>“South Huron is a municipality consisting of vibrant urban communities, a nationally significant agricultural resource, important lakeshore residential and recreational lands and limited but critical natural areas.” (pg. 6)</p>	<p>Comment: The word urban does not reflect an accurate classification of South Huron. Here are a couple of options for consideration:</p> <ul style="list-style-type: none"> • “South Huron is a municipality consisting of vibrant urban communities, a nationally significant agricultural resource, important lakeshore residential and recreational lands and limited but critical natural areas.” • “South Huron is a municipality consisting of vibrant urban rural communities, a nationally significant agricultural resource, important lakeshore residential and recreational lands and limited but critical natural areas.”
2.2. Vision and Principles	
<p>“Exeter will provide a walkable commercial hub, serviced land for industry, and increased employment opportunities and inclusive neighbourhoods.” (pg. 6)</p>	<p>“Exeter will provide a walkable, bike-friendly and accessible commercial hub, serviced land for industry, and increased employment opportunities and inclusive neighbourhoods.”</p>
<p>“The many villages and hamlets will serve as walkable communities providing housing, access to community gathering spaces, and a high quality of life.” (pg. 6)</p>	<p>“The many villages and hamlets will serve as walkable, bike-friendly and accessible communities providing housing, access to community gathering spaces, and a high quality of life.”</p>
Section 4.0. Natural Environment – A. Introduction	
<p>“These natural features are part of a larger system and should be protected with a view to enhancing the entire ecosystem. These areas provide important environmental, social and economic benefits to the property owner and to the community including:</p> <ul style="list-style-type: none"> • spaces for recreation and associated physical and mental health benefits; • mitigating impacts of a changing climate;” (pg. 26) 	<p>“These natural features are part of a larger system and should be protected with a view to enhancing the entire ecosystem. These areas provide important environmental, social, mental and economic benefits to the property owner and to the community including:</p> <ul style="list-style-type: none"> • spaces for recreation and associated physical and mental health benefits; • mitigating impacts of a changing climate;”
<p>“The Plan recognizes the importance of community involvement in protecting and promoting a healthy environment. Opportunities need to be provided for the exchange of knowledge and information among residents, agencies and organizations to plan and manage the natural systems.” (pg. 26)</p>	<p>Comment: Are there any incentives or low-cost initiatives that can help to re-establish natural environments?</p>

Official Plan Reference	Policy Recommendations
6.0 Settlement Areas	
<p>“These urban places provide a variety of residential, commercial, industrial, recreational and institutional functions. With their pleasing aesthetic qualities and mix of uses, they are residential and social centers, which provide community services and local employment opportunities.” (pg. 53)</p>	<p>“These urban places provide a variety of residential, commercial, industrial, recreational, social and institutional functions. With their pleasing aesthetic qualities and mix of uses, they are residential and social centers, which provide community services and local employment opportunities.”</p>
6.0 Settlement Areas – B. Definitions	
<p>Missing the definition of “Affordable Housing”. It appears further down in the document but recommended to go in this section since it is referred to in 6.0 Settlement Areas – 2. Affordable Housing.</p>	<p>From page 70 “AFFORDABLE means: In the case of ownership housing, the least expensive of: i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area; In the case of rental housing, the least expensive of: i. a unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.”</p>
6.0 Settlement Areas – C. General Settlement Area Goals	
<p>4. To manage growth such that settlement areas remain prosperous and sustainable without encroaching unnecessarily on agricultural lands and natural spaces.” (pg. 55)</p>	<p>“4. To manage growth (e.g., intensification, infill development) such that settlement areas remain prosperous and sustainable without encroaching unnecessarily on agricultural lands and natural spaces.”</p>
6.0 Settlement Areas – D. General Settlement Area Policies	
<p>Add another policy. (pgs. 55-60)</p>	<p>Comment: Throughout the entire document, tree policy is not consistent, nor strong. In Section 4.0. Natural Environment, trees are referred to, but in relation to woodlots. General Settlement Area Policies might be the best section to introduce it more generally and how it relates to the various communities that would benefit from tree policy language.</p> <p>“Tree planting and increasing tree canopy coverage in communities reduces noise pollution, improves air quality, sequesters carbon, reduces heat island</p>

Official Plan Reference	Policy Recommendations
	<p>effects, provides protection from the sun, and has been linked to improved health and well-being. Increasing tree canopy coverage may be achieved by:</p> <ul style="list-style-type: none"> • Maximizing the planting of trees and requiring sustainable growing conditions for trees; • Incorporating a diverse range of vegetation, including native and/or drought tolerant species; • Incorporating the use of trees, shrubs, and perennials and minimizing use of high maintenance annual species; • Lining sidewalks and multi-use trails with trees; • Creating/maintaining forests in settlement areas; and • Planting trees throughout outdoor recreational facilities (e.g., beside bleachers at a baseball diamond) and parks (e.g., perimeter of a playground). <p>The Municipality may require developers to plant additional trees and expand forest diversity to improve tree canopy coverage, provide shade for heat dissipation, and improve energy efficiency of buildings.” Simcoe Muskoka District Health Unit (2020).</p>
6.0 Settlement Areas – 2. Affordable Housing	
<p>“The Municipality will encourage the development of housing that is affordable for low and moderate income households.” (pg. 57).</p>	<p>Comment: Encouraging opportunities leaves too much control to developers and does this lead to more intensification?</p> <p>“The Municipality will encourage and incentivize the development of housing that is affordable, safe and accessible for low and moderate income households.”</p>
<p>“The preferred locations for affordable housing are primary settlement areas due to the availability of services, employment opportunities and community facilities.” (pg. 57)</p>	<p>“The preferred locations for affordable housing are primary settlement areas due to the availability of services, employment opportunities, limited public transportation options and community facilities.”</p>
6.1 Primary I Settlement Areas: Exeter & Greater Grand Bend	
<p>“c) Create walkable neighbourhoods where people can live, work, learn and play. (pg. 61)</p>	<p>“c) Create walkable, bike-friendly and accessible neighbourhoods where people can live, work, learn and play.</p>

Official Plan Reference	Policy Recommendations
	h) Strengthen social connections by providing equitable intentional opportunities for social interaction through public places, and activities in those places to build a stronger sense of community.”
6.1.1.1 Exeter Commercial – D. Policies: Historic Core	
“Parking shall primarily be provided through on-street spaces either on Main Street or at the rear of commercial uses on Main Street.” (pg. 64)	“Parking shall primarily be provided through on-street spaces either on Main Street or at the rear of commercial uses on Main Street. Adequate bike parking facilities shall be provided.”
6.1.1.1 Exeter Commercial – D. Policies: Mixed Use	
“Multi-unit residential buildings to a maximum height of 6 storeys are envisioned to support a vibrant Historic Core and maintain Main Street as a ‘people-place’.” (pg. 68)	“Multi-unit residential buildings, with commercial space at grade, to a maximum height of 6 storeys are envisioned to support a vibrant Historic Core and maintain Main Street as a ‘people-place’.”
6.1.1.2 Exeter Residential – A: Introduction	
“Future residential development is encouraged to provide a full range of housing options to meet the needs of current and future residents. Future residential development is directed to include a range of densities and a mix of housing types that promote walkability.” (pg. 70)	“Future residential development is encouraged to provide a full range of housing options, including some units that are accessible to seniors and/or those with a disability, to meet the needs of current and future residents. Future residential development is directed to include a range of densities and a mix of housing types that promote walkability and cycling.”
6.1.1.2 Exeter Residential – D: Policies	
Add tree policy language from page 88 – 6.1.2. Greater Grand Bend Settlement Area. (pg. 72)	“New residential development may require enhanced tree planting to promote shade and heat mitigation over the long term.”
6.1.1.3. Exeter Industrial – C. Goals	
Add another goal. (pg. 77)	“To create walkable, bike-friendly and accessible industrial lands and neighbourhoods where people who live in the community without a vehicle can access their workplace and local amenities.”
6.1.1.3. Exeter Industrial – D. Policies	
“11. Site design shall consider appropriate landscaping, buffering, entrances and exits, signage, lighting, and the location and size of parking, loading and storage areas. All of these elements will be considered in every development, with special consideration for neighbouring sensitive land uses.” (pg. 80)	“11. Site design shall consider appropriate landscaping, buffering, entrances and exits, signage, lighting, and the location and size of parking (including bike parking), loading and storage areas. All of these elements will be considered in every development, with special consideration for neighbouring sensitive land uses.”
6.1.1.4. Exeter Urban Natural Environment and Open Space – A. Introduction	
“Active and passive recreational uses in parks provide more informal space in order to promote unstructured and organized recreational activities, as well as	“Active and passive recreational uses in parks provide more informal space in order to promote unstructured and organized recreational activities, as well as

Official Plan Reference	Policy Recommendations
emerging interests. These may also incorporate elements that cater to individual physical activity and wellness, through features such as exercise, stretching stations, personal reflection, meditation gardens, and vertical differentials along pathways.” (pg. 81)	emerging interests. These may also incorporate elements that cater to individual physical activity and wellness, through features such as exercise, stretching stations, personal reflection, community gardens , meditation gardens, and vertical differentials along pathways.”
6.1.1.4. Exeter Urban Natural Environment and Open Space – D: Policies	
“2. Beautify and enhance the character and quality of the urban environment through the provision, maintenance, and improvement of the streetscape, parks and open space within Exeter;”. (pg. 83)	“2. Beautify and enhance the character and quality of the urban environment (e.g., tree planting) through the provision, maintenance, and improvement of the streetscape, parks and open space within Exeter;”.
6.1.1.4. Exeter Urban Natural Environment and Open Space – D: Policies	
“8. In newly developing residential neighbourhoods, consideration shall be given to the supply of parkland and open space. Through the plan of subdivision or condominium process, the Municipality shall require residential developments to make a positive contribution to park and recreational opportunities. Such contributions may include: establishing a neighbourhood park, extension of trail systems, designing infrastructure facilities (i.e. storm water management facilities) to be an open space amenity feature, providing linkages between existing park, trail and open space features, or contributing through the payment of cash in lieu.” (pg. 84)	Comment: When a contribution has been made through the payment of cash in lieu, what is the expectation/timeframe of the municipality to implement a positive contribution to park and recreational opportunities? In other municipalities, some land has been left vacant for years after the municipality has received the payment of cash in lieu. Should there be a timeframe that guides the implementation of this positive contribution?
6.2. Primary II Settlement Areas – C. Goals	
“4. Permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable neighbourhoods; 5. Maintain residential neighbourhoods and green spaces that are safe, well-lit, well-designed, attractive and walkable;” (pg. 93)	“4. Permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable, bike-friendly and accessible neighbourhoods; 5. Maintain residential neighbourhoods and green spaces that are safe, well-lit, well-designed, inclusive of trees , attractive, and walkable, bike-friendly and accessible; ”
10.0 Community-Wide Policies – 10.1. Infrastructure and Servicing	
Goals “3. Consider transportation planning at all stages of the development process in order to ensure a safe and efficient road network.” (pg. 122)	“Consider transportation planning that supports active transportation (e.g., bike lanes, multi-use trails) , at all stages of the development process in order to ensure a safe and efficient road network.”
Road System “The movement of vehicles on public rights-of-way will be given a high priority in the planning of the transportation system within the Municipality.” (pg. 125)	Comment: While the movement of vehicles should be priority in rural areas, in South Huron's towns, villages and hamlets, public rights-of-way that prioritize the movement of people (e.g., active transportation) balanced with the movement of vehicles, should be prioritized.

Official Plan Reference	Policy Recommendations
	<p>“The movement of vehicles on public rights-of-way in rural environments will be given a high priority in the planning of the transportation system within the Municipality. In South Huron’s towns, villages and hamlets, public rights-of-way that prioritize the movement of people (e.g., active transportation) balanced with the movement of vehicles, should be prioritized.”</p>
Road System (pg. 125)	<p>Comment: How does road system planning take into consideration the location of international agriculture worker housing in conjunction to the nearest settlement area with amenities and their transportation needs?</p>
10.4 Community Design – Goals	
<p>“3. To promote connectivity and interaction; 5. To provide well-designed and inclusive open spaces;”. (pg. 143)</p>	<p>“3. To promote connectivity-social connection and interaction; 5. To provide well-designed, accessible and inclusive open spaces;”</p>
10.4 Community Design – Policies	
<p>Streetscapes “Encourage design of building facades, sites and the public realm to create attractive streetscapes designed for active transportation, mitigating the impacts of climate change, pedestrian interest, human comfort and sense of place.” (pg. 144)</p>	<p>Streetscapes “Encourage design of building facades, sites and the public realm to create attractive streetscapes (e.g., tree-lined, benches, well-lit, art) designed for active transportation, mitigating the impacts of climate change, pedestrian interest, human comfort and sense of place.” (pg. 144)</p>
<p>Pedestrian Movement “Building and site design that encourages pedestrian movement with emphasis on direct and safe pedestrian access to destinations such as building entrances and amenity spaces. Designs that promote walkability are highly encouraged.” (pg. 144)</p>	<p>“Building and site design that encourages accessible pedestrian movement with emphasis on direct and safe pedestrian access to destinations such as building entrances and amenity spaces. Designs that promote walkability are highly encouraged.”</p>
<p>Parking “Reduce the visual and environmental impact of parking and asphalt by softening the urban landscape through landscaping and permeable paving options.” (pg. 145)</p>	<p>“Reduce the visual and environmental impact of parking and asphalt by softening the urban landscape through landscaping and permeable paving options and including bike parking.”</p>
10.6 Climate Change	
<p>“d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and”. (pg. 152)</p>	<p>Comment: This sentence reads funny. It seems like two points are being combined in the same sentence. Could make them two separate points. “d) promote green infrastructure, low impact development, and active transportation; e) protect the environment and improve air quality; and”</p>

Official Plan Reference	Policy Recommendations
11.0 Community Improvement – Policies	
<p>“f) Lack of public and private parking facilities, j) Poor visual quality, including streetscape and design,”. (pg. 155-156)</p>	<p>“f) Lack of public and private parking facilities including bike parking, j) Poor visual quality, including streetscape and design (e.g., lack of trees, benches, art, and poorly lit”.</p>

Section 3: Supported Policies

Below is draft Official Plan content supported by Huron Perth Public Health for the continued inclusion in Final Official Plan. No changes are suggested.

Official Plan Reference
2.1. Introduction
“South Huron is a municipality consisting of vibrant urban communities, a nationally significant agricultural resource, lakeshore residential and recreational lands and limited but critical natural areas.” (pg. 6)
2.2. Vision and Principles
“Throughout South Huron, this Plan envisions good infrastructure, access to health care, active recreation opportunities, and community gathering places.” (pg. 6)
“The Greater Grand Bend Settlement Area will provide residential, recreation highway commercial opportunities as well as community spaces to support the development of this cross-boundary area as a cohesive, complete community”. (pg. 7)
“The Municipality recognizes that each of these land uses is important in order to sustain an economically and socially vibrant community, which offers economic opportunities and a variety of lifestyles for the community.” (pg. 7)
“Generally, the Municipality will adhere to the following basic principles...of this Plan: 3. Create great new urban spaces; 5. Foster a strong sense of community and neighbourhood; 6. Protect and enhance the environment through land use policies; 10. Encourage public participation and input in land use planning. (pgs. 7-8)
2.6 Basic Principles for Settlement Areas
“South Huron’s smaller villages and hamlets are important focal points, providing local services and a place to gather for the surrounding rural community.” (pg. 10)
“The residents of South Huron highly value a sense of community; critical importance of is a strong commercial and industrial tax base, local schools, access to medical services, and they want to create a place where younger generations will stay or return to after completing post-secondary education. They value the clean air, water and healthy environment, and the safety and easily accessible amenities in their community.” (pg. 10)
“Basic principles of the urban settlement section are to: 3. Build vibrant neighbourhoods within complete communities which provide a healthy lifestyle for the residents of South Huron. 5. Encourage infill and re-development within existing settlement areas. 6. Establish programs to revitalize Main Streets and develop the commercial and industrial sectors in South Huron. 9. Provide urban open space and areas for recreational use that serves the needs of South Huron residents at the neighbourhood, community and regional level.” (pgs. 10-11)
2.7. Basic Principles for Lakeshore Residential and Recreational
“The lakeshore is particularly important because of the recreational, residential and tourist services it offers.” (pg. 11)
“The existing lakeshore residential community has developed in sensitive natural areas of the municipality; protecting the natural features of this area is a key principle of this Plan. Maintaining public access to Lake Huron is another basic principle of this Plan.” (pg. 11)

“Future lakeshore residential development must be compatible with existing development, and not impact sensitive natural areas.” (pg. 11)

“Historically, recreational land uses have developed throughout the municipality. Recreational land uses include golf courses, inns, seasonal modular home parks, theatres, and day use parks. A basic principle of this Plan is to acknowledge existing recreational uses throughout the municipality and to direct new recreational uses to urban settlements where possible. (pg. 11)

Section 3.0. Agriculture – C. Goals

– “The following goals for agriculture are adopted:

4. Protect natural environment features and encourage the retention of woodlots and wetlands recognizing their benefits both for agriculture and the natural environment;” (pg. 13)

Section 4.0. Natural Environment – A. Introduction

“The remaining areas take on a greater significance for the health and integrity of the ecosystem.” (pg. 33)

“In light of a changing climate, there is increasing need to recognize the many benefits provided by natural spaces and engage citizens in the protection of the natural systems.” (pg. 25)

Section 4.0. Natural Environment – B. Definitions

“It is the intent of this designation that the natural environment features and their attributes be protected, restored, and enhanced for the benefit of present and future generations.” (pg. 26)

“9. Impacts of a changing climate means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.” (pg. 28)

Section 4.0. Natural Environment – C. Goals

“The following Natural Environment goals are established:

6. Any development proposed in or near Natural Environment areas must consider its need and demonstrate that, through project design and mitigation of impacts, there will be no unaddressed negative impacts on the natural features or the ecological functions for which the area is identified;

7. To heighten public awareness and stewardship of the natural environment and develop incentives for landowners to retain and maintain the natural environment;

10. To increase the areas of forest cover in order to improve the health of the natural environment.” (pg. 30)

6.0 Settlement Areas – C. General Settlement Area Goals

“The following goals are established for South Huron’s settlement areas:

1. To create vibrant, walkable and complete communities where great urban spaces foster interaction and inclusivity for all.

2. To encourage and facilitate the provision of a full range of housing forms and tenures to meet the needs of current and future residents.

3. To recognize the critical importance of urban natural environment, parks and open spaces in providing physical and mental health benefits, recreational opportunities and enhancing community capacity to adapt to a changing climate.” (pg. 55)

6.0 Settlement Areas – 2. Intensification

“Intensification includes redevelopment, infilling, and expansion or conversion of existing buildings, including the establishment of Additional Residential Units. The efficient use of land and services is encouraged through increased intensification within the existing boundaries of settlement areas.” (pg. 56)

2. The Municipality will encourage intensification in urban settlement areas by:

- a) Establishing minimum density thresholds and small lot development where appropriate, for the efficient use of infrastructure;
- b) Creating mixed-use neighbourhoods;
- c) Establishing minimum height requirements in downtown areas; and”. (pg. 57)

6.0 Settlement Areas – 2. Affordable Housing

“The minimum affordable housing target is 30% of all new residential development in South Huron. Applications for new residential development will be required to demonstrate how they help to achieve affordable housing and intensification targets.” (pg. 57)

6.0 Settlement Areas – 6. Employment Areas

“Opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;” (pg. 59)

6.1 Primary I Settlement Areas: Exeter & Greater Grand Bend

“Exeter is considered a complete community in the sense that it meets people’s needs for daily living for all ages by providing a mix of jobs, services, housing and public services.” (pg. 61)

“Goals for Exeter. The following goals are established:

- a) Provide quality housing for people of all income levels.
- b) Integrate a mix of land uses to ensure Exeter is a complete community.
- e) Maintain, connect and enhance Exeter’s greenway, parks and trail system.
- f) Ensure an adequate supply of employment and commercial lands to meet the long-term needs of Exeter and its service region.
- g) Maximize development opportunities within Exeter’s existing settlement area boundary.” (pg. 61)

6.1.1.1 Exeter Commercial – C. Goals

“The following commercial goals are adopted:

1. Retain and strengthen the Historic Core as the dominant centre of economic, social and cultural activities.
2. Promote a compact, well-defined Historic Core in which an attractive pedestrian environment is developed by stressing the creative use of design to integrate new structures into the predominantly older ones without losing the character of the existing built and natural environment.” (pg. 63)

6.1.1.1 Exeter Commercial – D. Policies: Historic Core

“Residential intensification is encouraged above and to the rear of commercial buildings on Main Street and within the residential neighbourhoods that exist on the east side of William Street and the west side of Albert Street.” (pg. 63)

“Buildings shall be designed and renovated to provide active uses at grade in order to promote pedestrian activity, create visual interest, and high quality of architectural and urban design.” (pg. 64)

“To help provide a broader range of housing options and choice within the community, and to support transition between commercial areas, this Plan encourages the development of mixed use environments which may include higher density housing options, community facilities, and commercial uses of a similar scale and character of the Historic Core.” (pg. 65)

6.1.1.2 Exeter Residential – B: Definitions

“RESIDENTIAL INTENSIFICATION: means changes to a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites,

- b) development of vacant or underutilized lots within previously developed areas,
- c) infill development,
- d) the expansion or conversion of existing residential buildings and/or the conversion of non-residential buildings for residential use.” (pg. 71)

6.1.1.2 Exeter Residential – C: Goals

“The following residential goals are adopted:

1. To provide a wide variety of housing types and prices to satisfy the varying housing needs of existing and anticipated residents through both private and public actions.
2. To promote the creative use of building and site design and landscaping to allow the mixing of densities, the integration of new structures into the older areas without a loss of harmony and the continuation of the existing natural landscape.
3. To create walkable neighbourhoods with mixed uses and density that reduces dependency on automobiles.
4. To create complete neighbourhoods and mixed housing for all ages to promote health, well-being and aging in place.
5. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the context and design of the surrounding area. (as amended by OPA 24)
6. To assist with the provision of affordable housing to meet the needs of residents with low and moderate incomes.
7. To make the most efficient use of land and existing services available within the urban boundary by encouraging intensification.” (pg. 71)

6.1.1.2 Exeter Residential – D: Policies

“The following criteria apply to all properties designated Residential:

1. New residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.
2. Infilling and residential intensification will occur primarily in established residential neighbourhoods.
3. The design of residential development, including infill and intensification, within established neighbourhoods shall demonstrate compliance with the County’s Residential Intensification Guidelines.
4. The opening up of new residential areas will generally be by registered plan of subdivision or condominium. New residential development should occur at a density which efficiently uses land, resources, infrastructure and community facilities and to a minimum density of 15 main dwelling units per hectares. New developments will be designed and phased in a way to maintain a continuous urban form, interconnected road and servicing network.
5. New residential developments shall provide a mix of dwelling types and includes a range of affordable housing for current and future residents of South Huron. All new residential developments should have consideration for the need for housing options for all income types and household sizes. A mix of housing tenures and forms is recognized for its benefits to the entire community.
7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities (e.g. schools, parks and open spaces) are available or can be made available. Active modes of transportation, such as walking trails and bike paths, shall be incorporated into the design of new development, and create and improve linkages between existing trail systems, commercial areas, and community facilities. The active transportation network will be designed to be inclusive of all community members.
13. New residential development will be directed to locations where adequate services are available. Services to be considered include but are not limited to water supply, wastewater disposal, stormwater management, roads, sidewalks, and public facilities (e.g., schools, parks and open spaces). Where appropriate, new or improved active transportation infrastructure such as walking trails and/or bike paths should be incorporated into the design of new developments.

14. Healthy neighbourhoods are inclusive of all housing needs. Uses such as group homes, hospice, overnight respite, emergency housing, transitional housing, or others which are defined as Dwellings with Support will be permitted in all residential areas.

20. Secondary Uses - A small range of related secondary uses will be allowed in residential areas. Secondary uses which form an integral part of the residential structure and play a supportive role such as parks, places of worship, day care centres, small social centres, utilities and infrastructure (i.e. storm water management facility; sewage pumping station) may be permitted if the following policies are satisfied.” (pgs. 72-75)

6.1.1.4. Exeter Urban Natural Environment and Open Space – A. Introduction

“Natural Environment and open space serve a range of functions within Exeter, including meeting the active and passive recreational needs of the neighbourhood, community and region.” (pg. 81)

“Active recreation means activities that result in a healthy increase in aerobic rate. They are typically associated with developed facilities, trails and structured activities. In contrast, passive recreation means self-directed activities that require few facilities. While passive recreation typically does not result in increased aerobic rates, it provides important benefits for mental health and stress reduction.” (pg. 81)

“Within Exeter land designated Urban Natural Environment and Open Space includes:

1. Neighbourhood and Community Parks, parkettes, open space commons and trail lookouts;” (pg. 81)

“In addition to recreation and tourism, Natural Environment and Open Spaces serve to:

- a) Beautify the community by adding a natural quality to the built environment;
- b) Protect unique or sensitive natural features such as flood plains, woodlots, and aquatic environments;
- c) Improve the quality of life of residents and provide opportunities for alternate transportation (i.e. walking and biking trails) and access to nature within an urban environment; and
- d) Provide buffers between conflicting land uses.” (pg. 81)

“The lands within the Ausable River Valley provide important passive and active recreational opportunities. MacNaughton Park includes parkland and formal gardens which provide passive recreation opportunities. MacNaughton Park also includes the Municipal Swimming Pool and the MacNaughton-Morrison Trail which extends to the Morrison Dam, providing active recreational opportunities. Elliott Park, located on the west side of Main Street on the south bank of the Ausable River, provides for overnight camping.” (pg. 82)

6.1.1.4. Exeter Urban Natural Environment and Open Space – B: Definitions

“Urban Natural Environment and Open Space shall primarily be used for parks, recreation and conservation. Uses permitted in the Urban Natural Environment and Open Space designation are defined as follows:

- a) Parks of all sizes and natures; a park, in this context, means land and land covered by water and all portions thereof owned or made available by lease, agreement, or otherwise, to the Municipality of South Huron, that is made available for public recreational use, including any buildings, structures, facilities, erections and improvements located in or on such land and water.
- b) Open Spaces;
- f) Community Garden: a portion of public or private land, no larger than the lesser of 2,000 sq. m. or 10% of the total lot area, tended by a group of people, as individuals or as part of a club or association for the purpose of producing plants and/or food for personal and local consumption not for profit. A community garden does not include garden plots on private land rented or leased to individuals for a fee.” (pg. 82)

6.1.1.4. Exeter Urban Natural Environment and Open Space – C: Goals

The Urban Natural Environment and Open Space planning goals are to:

1. Provide the widest possible choice of recreational opportunities for the residents of South Huron, ranging from passive (non-facility, low aerobic rate) to active (facility oriented, high aerobic rate) activities;
3. Attract residents and visitors by creating interesting year round open space and spaces for recreational activities, facilities, environments and experiences;
4. Protect unique or fragile natural landscapes and environments such as aquifers, woodlots, flood plains, and fish and wildlife habitats;
5. Creatively use natural environment, parks and open spaces in shaping and guiding urban development; creating linkages between them and as buffers between conflicting land uses;
6. Promote the creation of linkages between parks and open space, including the extension of the MacNaughton-Morrison Trail along the Ausable River; and
7. Work with neighbourhood residents, service clubs and organizations, interested groups, and government agencies in meeting the natural environment, parks and open space needs of the community.” (pg. 83)

6.1.1.4. Exeter Urban Natural Environment and Open Space – D: Policies

The Municipality will continue to support the development and maintenance of recreational facilities, the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources.

4. The recreational needs of the Municipality should be assessed on an on-going basis. Among the items that should be considered are:

- a) present use of park facilities;
- b) site quality and variety;
- c) alternative programs for maximizing the use of parks and recreational facilities;
- d) potential alteration of the size of a park or change in types of facilities provided;
- e) determination of public recreation and open space needs for both current and future residents. (pgs. 83-84)

“5. Where existing recreational facilities (e.g. swimming pool) are located within a park, existing facilities are permitted to be upgraded within the same footprint and related accessory recreational facilities will be permitted to be established (e.g. splash pad).” (pg. 84)

“6. Parkettes, commons and lookouts may be located where opportunities exist. Opportunities can be sought in parks for programming and/or improved animation that strengthens community cohesion and pride through the introduction of activities such as, but not limited to, movie nights, walking clubs, group pick-up games and activities, neighbourhood picnics, community gardens, small brick ovens, temporary markets and talent nights. (pg. 84)

“9. A high standard of design for parkland, open space and streetscape design will be required as a condition of plan of subdivision, condominium or site plan approval for residential developments.” (pg. 84)

“10. Land to be conveyed for parkland, shall be accepted only when the Municipality has deemed that the site is suitable for park purposes, is needed in the area, is suitably located and accessible to the public;” (pg. 85)

6.1.2 Greater Grand Bend Settlement Area – C: Goals

“South Huron is committed to a coordinated approach to planning for the broader area in cooperation with Lambton Shores on matters such as servicing, transportation, economic development and land use planning. The following outlines the goals for the broader area:

- To facilitate the development of a complete community through cross-boundary growth.
- To provide a full range of housing types to accommodate a range of incomes and household needs;
- To support quality of life through access to parkland, including urban natural environment, and opportunities for active transportation and recreation;

- To provide access to appropriate employment opportunities and local services;
- To minimize land consumption through compact built form;
- To protect, enhance and restore the quality of the shoreline and natural spaces, recognizing the need to adapt to impacts of a changing climate.” (pgs. 86-87)

6.1.2 Greater Grand Bend Settlement Area – D: Policies

“1. To achieve a complete community, Greater Grand Bend will accommodate an appropriate range and mix of land uses, housing options, transportation options, public service facilities, recreational uses, parks and open spaces to meet long-term needs.

3. The Port Blake Park is part of the Lake Huron and Elgin Area Water Supply complex, a critical community facility for not only South Huron but many municipalities in southern Ontario. Until such time that the space is needed for the water plant, the park shall provide public access to the Lake Huron shoreline.

4. Urban Natural Environment will be protected for the long term and recognized for its value in adapting to impacts of a changing climate.” (pg. 87)

“In newly developing areas, in addition to general development standards, the following will be required:

1. A range of housing types and tenures
2. An Urban Design Brief outlining how the design of the area responds to the existing context of the area and creates sense of place through connection to natural or cultural heritage elements.
3. Integrated road and servicing design with multiple opportunities for connections to abutting development lands;
4. Integrated Community Trail which
 - i. provides access to community destinations such as the Port Blake Day Park, or amenities within Lambton Shores;
 - ii. is tree lined where possible;
 - iii. connects to high quality public open spaces including parkland and urban natural environment; and
 - iv. provides connection opportunities to adjacent lands.
5. Adequate green spaces to provide recreation opportunities and access to Urban Natural Environment spaces for passive recreation where appropriate.
6. Enhanced tree planting to promote shade and heat mitigation over the long term.” (pgs. 87-88)

6. Residential

“1. New residential development, including infill development, shall occur at a density which efficiently uses land, resources, infrastructure, public lands, and public service facilities.

2. Low, Medium and High Density Residential areas will be identified in the Comprehensive Zoning By-law. A mix of housing types will be encouraged within all areas outside of the Lakeshore Residential designation. Where high density residential is proposed, it is encouraged to co-locate with park spaces or community facilities.

3. Residential Parks are permitted within the Residential designation. A Residential Park is defined as including mobile homes and modular homes.

Residential Parks shall be designed to foster a high quality of life with a focus on walkability, community facilities, adequate open space and recreational provisions, and landscaping.” (pg. 88)

7. Highway Commercial

“A high standard of site plan and building design will apply to highway commercial uses and will address building location and orientation, pedestrian and cyclist elements, landscaping” (pg. 89)

6.2. Primary II Settlement Areas – C. Goals

“2. To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;
3. Provide a broad mix of housing choices, both to rent and own, in sufficient supply and variety in type, cost, affordability and location to meet the housing needs of the community;
6. Ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses;
7. Meet the urban natural environment, parks and open space needs of the community and to protect the natural landscapes that exist within and adjacent to settlement areas;” (pg. 93)

6.2. Primary II Settlement Areas – D. Policies

2. Residential

“Low, medium and high density residential developments shall be considered subject to their merits. New residential developments shall meet the following criteria:

- a) Height and massing of medium and high density housing shall be compatible with the character and density of the surrounding residential area;
- b) To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site;
- c) Adequate road access shall be provided and all parking shall be off-street;
- d) Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments;
- e) Landscaping, provision of green, open space and tree planting will be provided to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding residential areas;
- h) Safe movement of traffic shall be demonstrated and any required improvements to the road network shall be undertaken as part of the development proposal;” (pgs. 94-95)

3. Community Facilities

“1. Community Facility Uses are permitted within areas designated Urban or Residential.

2. Minor community facilities shall be permitted within residential areas. Minor community facilities are supportive of the residential structure and include uses such as: recreational uses associated with parks and trails, places of worship, day care centres, small social centres, utilities and infrastructure.” (pg. 95)

6.3. Secondary and Tertiary Settlement Areas – Hamlets: Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham

“They are small, but nevertheless pleasant residential communities which provide important commercial, social and institutional needs ranging from the general store to the church and community centre. They are informal "meeting points" for the surrounding farm community, embodying a history and sense of place.” (pg. 98)

6.3. Secondary and Tertiary Settlement Areas – C: Goals

“The following goals for Secondary and Tertiary Settlement areas are adopted:

- 1. Promote Dashwood and South Huron’s hamlets as primarily residential communities with the commercial and social needs of its own inhabitants and those of the surrounding farms being provided for;
- 2. To promote a compact form of development within these existing settlement area boundaries;
- 5. Allow a range of residential, commercial, industrial and community facilities to meet the needs of the village/hamlet and surrounding community;” (pg. 99)

6.3. Secondary and Tertiary Settlement Areas – D: Policies

Residential Uses

<p>“5. Garden suites are permitted in accordance with Section 7.4.4, Affordable Housing, of this plan.” (pg. 99)</p>
<p>Community Facilities</p> <p>“10. Community Facilities are permitted within secondary and tertiary settlement areas and should proceed in accordance with the Community Facility policies of this Plan.” (pg. 101)</p>
<p>7.0 Community Facilities – C: Goals</p>
<p>“The following Community Facilities goals are adopted:</p> <ol style="list-style-type: none"> 1. To reduce deficiencies and improve municipal, social, recreation, and utility services in order to maintain the quality, safety and stability of the community; 4. To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses; 5. To provide facilities and services that promote interaction; and 6. To provide efficient, compatible and accessible locations for community facilities.” (pg. 104)
<p>9.0 Recreational – Introduction</p>
<p>“Recreational development will be planned to protect prime agricultural land, to minimize any adverse effects on the agricultural community and economy, and to protect lands designated natural environment.” (pg. 113)</p> <p>“South Huron’s countryside, including the rivers, the forests and the lakeshore, provide a scenic and pleasurable environment for many recreational pursuits. Many of the recreational uses that exist in South Huron cater to the traveling public and tourists, in addition to local residents. The use of parks and recreation services is spread almost equally across the age continuum, with the exception of seniors, who use services less frequently, though recreational services for this demographic remain crucial.” (pg. 113)</p>
<p>9.0 Recreational – Definitions</p>
<p>“Recreational development in the Recreational designation includes campgrounds and trailer parks, and recreational commercial uses such as golf courses, tennis courts, skating rinks, swimming pools, wading pools, splash pads, play areas, skateboard facilities, sports fields, motels, hotels, restaurants and theatres.” (pg. 113)</p> <p>“More generally, the Recreational designation supports the public’s participation in active and passive recreation. Both active and passive recreation are forms of physical activity that a person voluntarily undertakes in their leisure time for the purpose of mental and/or physical satisfaction. Recreation is often associated with fun and play.” (pg. 113)</p> <p>“Active transportation refers to modes of non-motorized transportation that have the intent of the user getting from one place to another in an environmentally friendly manner that benefits the physical and social health of the user. While activities that are considered active recreation overlap with those described as active transportation, the concept of active transportation is addressed in other sections of this Plan - examples include walking, running, wheeling, cycling, and inline skating. Forms of active transportation can be made accessible to a wide range of age groups and user abilities within the community.” (pg. 114)</p>
<p>9.0 Recreational – Goals</p>
<p>“2. Ensure recreational development is serviced appropriately;</p> <ol style="list-style-type: none"> 3. Maintain public access to and use of the lakeshore; 4. Protect, enhance and restore the quality of the lakeshore and natural environment; and” (pg. 114)
<p>9.0 Recreational – Policies</p>
<p>9.4.1.3 Design Criteria</p>

- “a) Land forms and physical features of the site will be retained as close to their natural state as reasonably possible to the satisfaction of the Conservation Authority or other applicable approval authorities;
- c) Development will provide adequate landscaping to ensure sufficient shading, screening and noise attenuation on site and for neighbouring properties.
- e) Existing vegetation, including trees, will be retained where possible and incorporated into any new development;
- f) Public access will be provided to the Lake Huron shoreline and river valleys.” (pg. 115)

10.3 Economic Development – Introduction

“Economic activity is an integral part of the Municipality of South Huron’s health and well being.” (pg. 138)

“South Huron’s residents benefit from employment in resource based activities such as agriculture, mining, and forestry; industrial activities such as manufacturing and processing; and service activities such as retail, health care, education and tourism. All of these sectors provide jobs and build wealth which contribute to viable communities and a quality of life that is valued by local residents.” (pg. 138)

“Economic development efforts will therefore be most successful if co-ordinated with the Land Use Planning process.” (pg. 138)

10.3 Economic Development – Definitions

“Quality of Life is defined in the Huron County Official Plan as accessibility to health care and education, and soft services including recreation, culture and heritage; the provision of hard services such as roads, sewage and waste disposal; a clean environment; and clean water. These elements are indicators of a healthy community, with the existence of these quality of life elements coinciding with a stable local economy.” (pg. 139)

10.3 Economic Development – Goals

- “1. Encourage communication, interaction and partnerships between all sectors - individuals, local community organizations, businesses and all levels of government, which will build the local economy and community identity at a municipal scale;
- 5. Maintain and enhance physical infrastructure, such as municipal infrastructure and information, communication and technology, and provide adequate community services and suitable housing which supports and encourages economic activities and initiatives;
- 9. Revitalize, promote and beautify South Huron’s commercial areas; and” (pg. 139)

10.3 Economic Development – Policies

“7. Support economic activity that will preserve the public health and integrity of the natural environment.” (pg. 140)

“3. Public Health and Natural Environment

a) Economic activity that will preserve public health and the integrity of the natural environment will be supported in accordance with natural environment policies of this Plan.

b) The municipality may support economic initiatives which incorporate climate change adaptation and mitigation at the forefront of activity.” (pg. 141)

10.4 Community Design

“The Municipality of South Huron supports and encourages a high standard of design for public and private development to enhance the quality of life within the community.” (pg. 143”

10.4 Community Design – Goals

- “1. To promote a high standard of urban design;
- 2. To respect site context and enhance sense of place;
- 4. To promote creativity and innovation;

6. To provide structures and spaces which are universally designed;
7. To promote built form which mitigates the ongoing impacts of climate change; and” (pg. 143)

10.4 Community Design – Policies

Open Space

“Facilitate integration of trail development and open space systems throughout communities and into subdivision design, mixed use spaces and residential intensification proposals. Design open space areas to allow for them serve as locations for community gathering and connection.” (pg. 143)

Building Design

“Design architecturally composed buildings that complement and enhance the surrounding neighbourhood character., Create designs which contribute to an attractive streetscape and sense of place with the opportunity for architectural innovation and expression through a variety of design techniques such as architectural features such as building materials, colour and other design elements.” (pg. 144)

Safety

“Design that promotes safe environments for all users with emphasis on pedestrian circulation, accessibility and safety through design strategies such as direct sightlines, reduced pedestrian conflicts and natural surveillance.” (pg. 145)

Accessibility and Universal Design

“Promote adaptation of building and lands used by the public to provide barrier-free access and principles of universal design. Development will adhere to provincial legislation and consider South Huron’s adopted Universal Design and Accessibility Guidelines.” (pg. 145)

Climate Change

“Mitigate the impacts of climate change on infrastructure and human health through the design of structures and spaces, as well as the selection of building materials. Considerations will include, but are not limited to, reducing urban heat islands, managing stormwater with low impact design, improving air quality, and promoting energy efficiency.” (pg. 145)

10.6 Climate Change

“Local climate change impacts are expected to include higher average temperatures, increased precipitation, increased intensity of rainfall, more extreme fluctuations in lake and river levels, increased lake effect snow events, more frequent and severe ice storms, and more frequent and severe wind gust events. South Huron shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:

- a) support the achievement of compact and complete communities;
- c) support energy conservation and efficiency;

The South Huron Climate Change Adaptation Plan should be regularly reviewed and implemented by the municipality, community groups and other stakeholders.” (pg. 152)

11.0 Community Improvement – Introduction

“Community improvement activities are intended to improve the existing condition of the built form through municipally-driven or incentive-based programs. Tools are available to the Municipality of South Huron through the Planning Act and the Municipal Act to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.” (pg. 154)

11.0 Community Improvement – Goals

“For Community Improvement the following goals are adopted.

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield redevelopments;
 2. To improve the physical appearance and environmental condition of the community;
 3. To foster community pride;
 4. To attract business investment and new residents into the Municipality;
 5. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities; and”.
- (pgs. 154-155)

11.0 Community Improvement – Policies

Project Area Selection Criteria

“c) Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,

e) Deficiencies in physical infrastructure or community facilities and services,

h) An inadequate mix of housing types”.

(pgs. 155-156)

Appendix A: Resources and References

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Good Roads. (2024, February 16). *Priorities - Rural road safety initiative*. Retrieved from Good Roads:

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Good Roads & Safe System Solutions. (2023, February 15). *Road safety audit: Technical guide*. Retrieved from Good Roads:

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Healthy Built Environment Toolkit. (2018). *Healthy built environment linkages toolkit: Making the links between design, planning and health*. Retrieved from BC Healthy Communities:

http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf

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Plan H. (2018). *Local government action guide: Social connectedness*. Retrieved from BC Healthy

Communities: <https://bchealthycommunities.ca/resource/social-connectedness-action-guide/>

Simcoe Muskoka District Health Unit (2014). *Healthy community design: Policy statements for official plans*. Retrieved from:

<https://www.simcoemuskokahealth.org/topics/BuiltEnvironment/Healthydesign.aspx#:~:text=Municipalities%20can%20help%20to%20create,social%20cohesion%20and%20well%20being.>

Simcoe Muskoka District Health Unit (2020). *Healthy community design municipal policy assessment tool: Feedback on city official plan*.

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>

Sent: November 22, 2024 4:50 PM

To: Celina McIntosh <cmcintosh@huroncounty.ca>

Cc: Denise Van Amersfoort <dvanamersfoort@huroncounty.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>

Subject: RE: MTO Consultation - South Huron Official Plan Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Celina,

MTO have completed our review of the proposed changes to the South Huron Official Plan. Based on our previous correspondence and discussions, MTO can offer the following comments:

-
MTO is supportive of development within Huron County, and we will look for ways to help facilitate the continued growth of the area while maintaining the functional integrity of the provincial highway network.

In addition to all the applicable county and municipal requirements, all proposed development locations adjacent to and in the vicinity of a provincial highway or interchange/intersection within the Ministry of Transportation permit control area, under the authority of the *Public Transportation and Highway Improvement Act* will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to discuss requirements; including policies, standards and supporting reports.

MTO suggest that rather than designating any vacant lands that are brought into a settlement area, MTO suggest that the lands be designated as Future Development or Planned Development. When any vacant land has a development proposal in the future, MTO can review to ensure the proposal can be supported in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

Proposed language that could be incorporated into a Section of sub-section of the OPA:

- "Provincial Highways are under the jurisdiction of the Ministry of Transportation (MTO). In addition to all municipal requirements, Ministry of Transportation

approvals and permits are required for land development, change in land use, access, signs, works or activities within MTO's permit control area under the *Public Transportation and Highway Improvement Act.*"

- "All applicants proposing new development or changes to existing development on lands within MTO's permit control area are advised to consult with the Ministry of Transportation prior to making formal applications under the *Planning Act.*"

Please review our above comments and if you would like to discuss, please reach out and we can set-up a meeting to discuss.

Kind Regards,

Jessica Pegelo

Corridor Management Planner | Corridor Management/Operations Division

Ministry of Transportation | Ontario Public Service

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Taking pride in strengthening Ontario, its places and its people

From: [Lingard, Norman](#)
To: [OP](#)
Subject: Notice of Public Meeting - South Huron Official Plan
Date: Thursday, November 28, 2024 11:14:56 AM
Attachments: [image001.png](#)

Good morning,

Thank you for circulating Bell Canada on the Municipality of South Huron's upcoming Public Meeting to provide input into the Official Plan review process. Bell appreciates the opportunity to engage in infrastructure and policy initiatives across Ontario.

While we do not have any comments or concerns at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning
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Please note that WSP operates Bell Canada's development, infrastructure and policy tracking systems, which includes the intake and processing of municipal circulations. However, all responses to circulations and requests for information will come directly from Bell Canada, and not from WSP. WSP is not responsible for the provision of comments or other responses.

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