

South Huron Official Plan Review

Public Meeting

December 16, 2024



Project Milestones



Five Year Review of Official Plan

The Official Plan (OP) sets long term vision for the community.

In 2003, the Municipality of South Huron Council adopted its first Official Plan. In 2013, the OP was reviewed and updated.

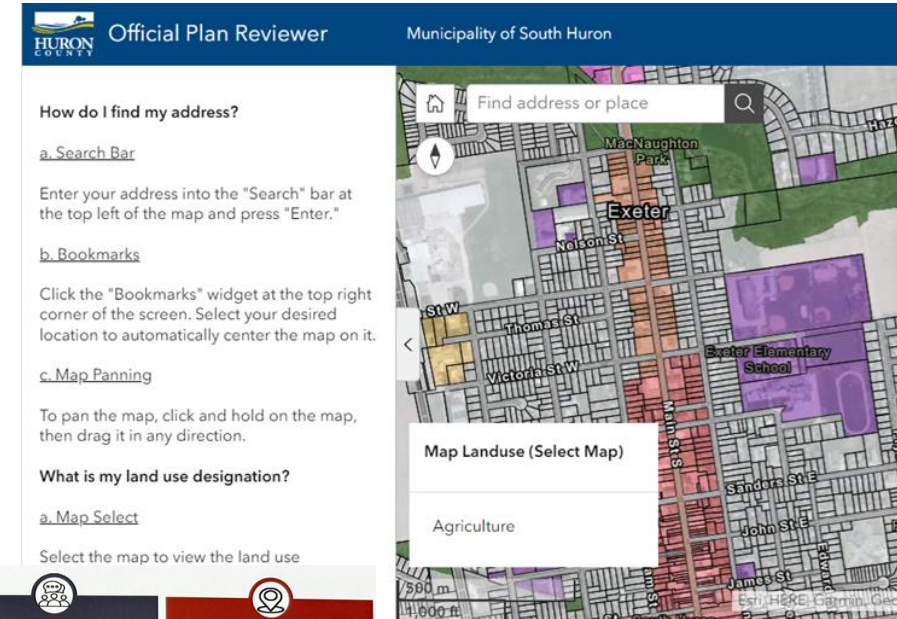
It is important that the Official Plan reflects the goals and needs of the community as it adapts to changing issues. The Review is an opportunity to reflect changing conditions (e.g. demographic shifts, climate change, etc) in the Official Plan policy framework and mapping.



Public Consultation

- Community Tables & Focus Groups
- Agencies & Local Indigenous Nations
- Postcard Mailouts & Online Viewer
- Open House(s)
- Property-specific discussions

Over 225 persons consulted.



<p>ATTEND AN OPEN HOUSE</p> <p>Learn more about the updates we've made and connect directly with Planning Staff</p> <p>August 29th, 2024 - 6pm - 8pm Oakwood Resort 70671 Bluewater Highway</p> <p>September 12th, 2024 6pm - 8 pm Kirkton Woodham Community Centre 70497 Road 164</p> <p>September 16th-20, 2024 9am - 3:30pm South Huron Town Hall 322 Main Street South</p>	<p>MEET WITH A PLANNER</p> <p>Do you have a site specific policy question about your property?</p> <p>Planners are available daily from September 16th through September 20th at the South Huron Town Hall. Additionally, the evenings of Tuesday, September 17th, 2024 & Thursday, September 19th, 2024 by appointment.</p> <p>Please contact us at the information below to set up a meeting time.</p>	<p>VIEW YOUR PROPERTY</p> <p>See how the Draft Official Plan designations appear on your property: www.southhuron.ca</p> <p>SUBMIT COMMENTS</p> <p>Feedback can be submitted for consideration. We ask that comments are submitted by email to: op@southhuron.ca</p>
<p>Scan me, to view  op@southhuron.ca www.southhuron.ca 519-235-0310 ext. 252</p>		



Provincial & County Direction

South Huron's Official Plan is required to be consistent with Provincial Planning Statement (2024) and conform to County of Huron Official Plan.

The Council of the County of Huron is the approval authority for the South Huron Official Plan.



Policy Revisions

Policy revisions also respond to and are informed by studies including:

- Huron County Population & Housing Projections (2024, Watson & Associates);
- Municipal Water-Wastewater Master Plan (draft 2024)
- South Huron Climate Change Adaptation Strategy
- Natural Environment Update for Huron County (2019)
- Huron County Employment Lands Strategy (2015, Watson & Associates)
- ABCA Shoreline Management Plan



Land Use Schedules

The Official Plan Schedules (mapping) include:

- 17 Schedules
- 8 Appendices

The Official Plan includes a new set of Schedules which have been modernized to:

- enhance user-friendliness and accessibility;
- simplify designations where possible;
- reflect accurate delineation of agricultural and natural areas.



What We Heard & Proposed Changes in Response



What has changed over past 10 years?

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

Agriculture

Current Policy Framework Supports:

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

How is this good for South Huron?

In excess of 93% of the land in South Huron is rated 1 and 2 in the Canada Land Inventory of agricultural capability. Protecting and enhancing agricultural assets is key for long term prosperity.



Housing for Agriculture



How is this good for South Huron?

Agriculture is the primary economic driver in South Huron. The Plan responds by protecting agricultural lands but permitting flexibility for additional residential units and on-farm labour housing.



Protecting Natural Environment

- Updated policy framework to reflect recent legislative changes (ie. reduction in adjacent lands for Provincially Significant Wetlands from 120m to 30m).
- Enhanced direction to consider natural heritage system.
- Increased focus on value of natural spaces to mitigate impacts of a changing climate on agricultural and urban spaces.
- Implementation of Natural Environment Update for Huron County Technical Mapping to accurately reflect natural features that exist on the landscape.
- Direct development away from natural hazards (e.g. flood prone areas).

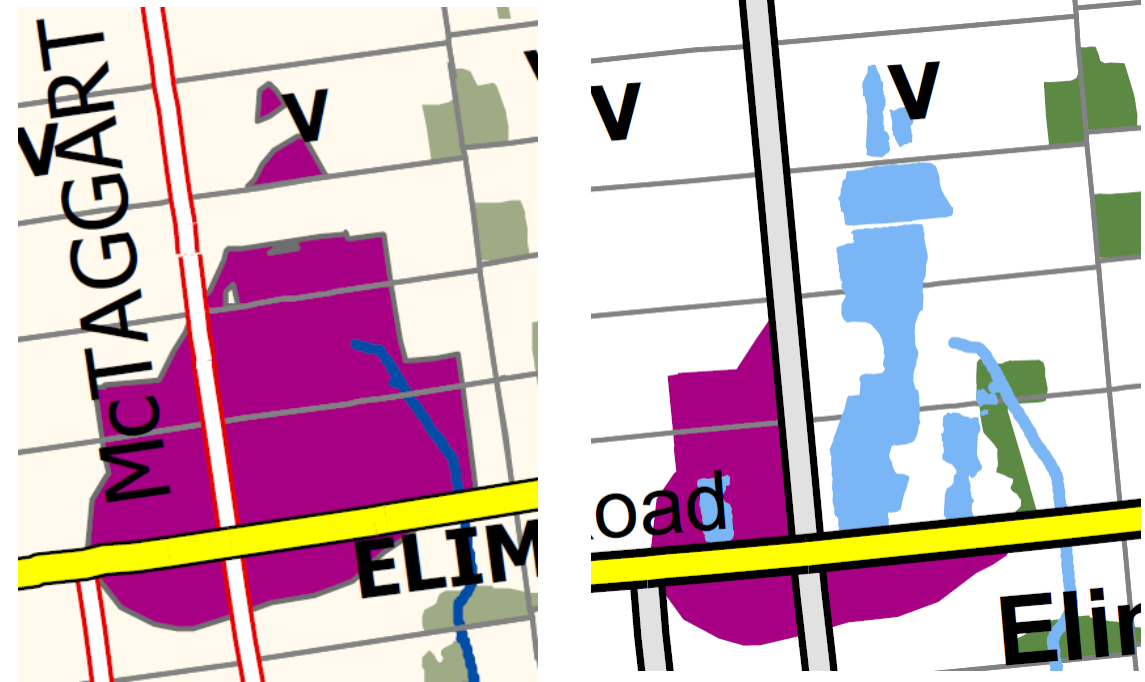
How is this good for South Huron?

South Huron has low vegetative cover at approximately 10% of the landscape. Natural areas help to mitigate the impacts of a changing climate, provide habitat, and ecological benefits.



Protecting Aggregate Resources

- Minor changes to Mineral Aggregate designations to reflect natural features and where licenses have been surrendered post-extraction.
- Updated policy framework to provide direction for:
 - aggregate recycling;
 - water bodies resulting from aggregate extraction.



Example of change between current (left) and proposed (right) designation of exhausted aggregate pit.

How is this good for South Huron?

Aggregate is a non-renewable resource which is required for road, infrastructure and housing construction. Protecting this resource is important, recognizing that aggregate extraction is an interim land use.



Protecting Aggregate Resources



The new Provincial Policy Statement (2024) directs that where extraction occurs below the water table, restoration to an agricultural land use is not required.

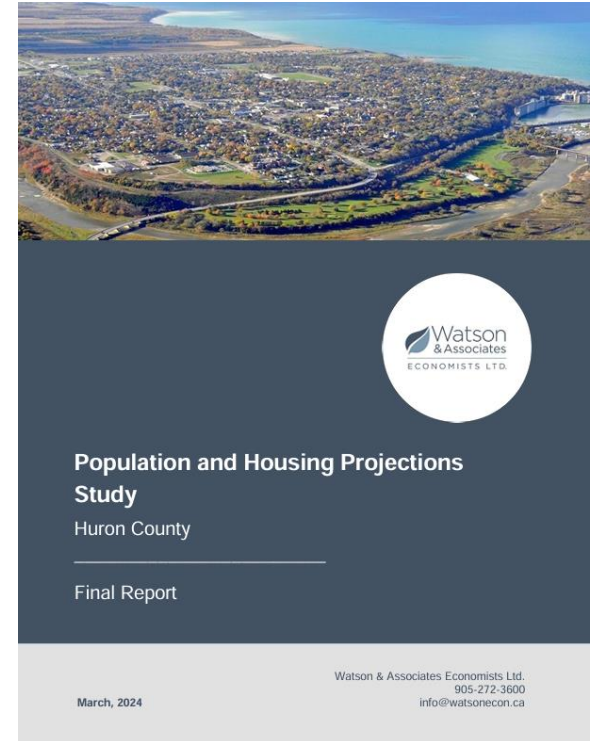


Preparing for & Managing Growth

What scale and type of growth is anticipated?

Where should future growth be directed?

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



How is this good for South Huron?

South Huron's population is projected to reach 15,700 by 2051. Planning for growth prepares the community to meet future needs.



Urban Settlement Areas

South Huron has a variety of urban settlement areas which provide different living environments and service availability throughout.

The Official Plan directs to development to settlement areas through a growth allocation policy which focuses on fully serviced areas with the largest proportion of growth being directed to Exeter and Greater Grand Bend.

Classification	Geography
Primary I (full services)	Exeter, Greater Grand Bend other than Lakeshore Residential Area
Primary II (full services)	Centralia, Crediton, Huron Park
Secondary (partial services)	Corbett, Dashwood, Greenway, Mount Carmel, Shipka
Tertiary (private services)	Elimville, Kirkton, Woodham
Lakeshore Residential Area (partial services)	South Huron Lakeshore Residential Area, including Oakwood Park, Maple Grove, Sunnyside, and Kingsmere communities

How is this good for South Huron?

Community table discussions spoke to the vibrancy of South Huron's town and village settings. Promoting opportunity in all settings is important.



Preparing for & Managing Growth

Settlement Area	Proposed Amendment*	Land Needs Assessment Summary
Centralia	Addition of 15 acres (Employment Lands)	Maximizes community investment in infrastructure and enables efficient development of future Employment Lands. Responds to shortage of lands in Huron Park which are underutilized and/or available to the market.
Crediton	Reduction of 50 acres (Urban)	Aligns with projected need & servicing design. The Land Needs Assessment would support a larger de-designation; this responds to the direction of Council.
Exeter	Addition of 75 acres (Residential)	Required to accommodate growth within planning horizon. Contiguous to existing urban boundary and integrates with planned development and existing strip development along Huron East. Allows for existing capacity within William Street Pumping Station to be used in short term.
Greater Grand Bend	Addition of 40 acres (Urban) along Hwy 21 Addition of 130 acres along County Road 81/Mollard Line (Residential)	Allows for integration with planned growth along Hwy 21, aligns with infrastructure planning and responds to MTO access requirements. Expansion along Mollard Line in response to landowner request, Lambton Shores consultation and to facilitate cross-boundary development to meet recent Grand Bend growth rate.

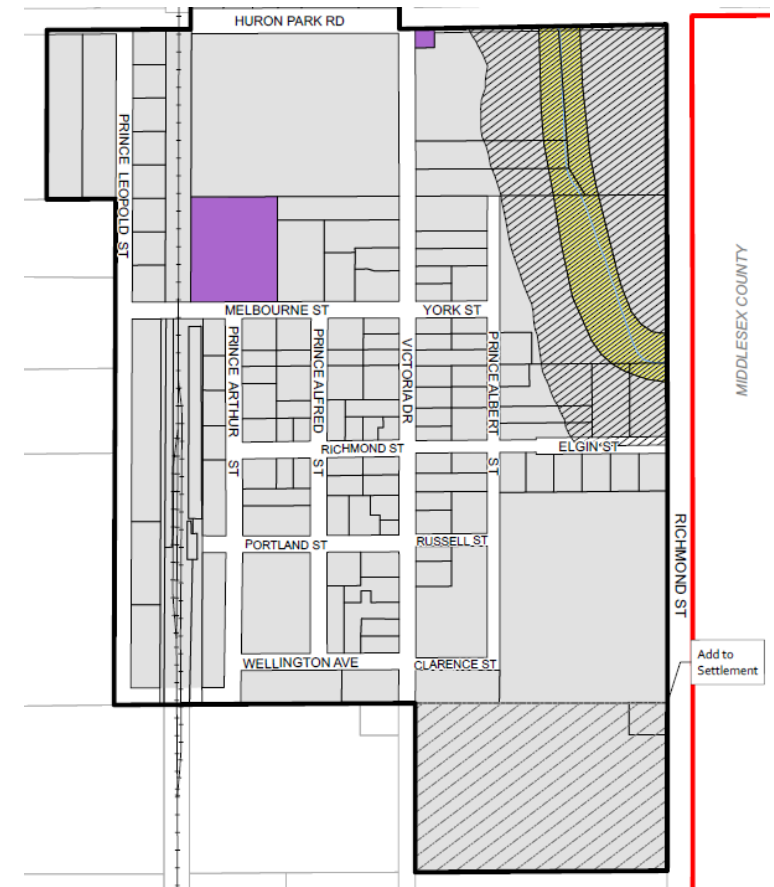
Employment Areas

South Huron's inventory of employment areas were reviewed.

In Exeter, sufficient lands are designated but would benefit from an availability of 'shovel ready' parcels (ie. smaller, serviced acreages).

In Huron Park, limited opportunities remain and thus an expansion to Centralia is recommended to accommodate employment uses, make efficient use of existing infrastructure and create opportunity for co-location with existing industries.

In Grand Bend, a minor expansion to the Industrial designation at the Motorplex is recommended as there are otherwise no employment lands in Grand Bend (in either SH or Lambton Shores).



Industrial lands are critical to ...



Employment Areas cont'd



Expansion to Centralia (highlighted in red) includes property between existing urban boundary and former Dashwood Industries.

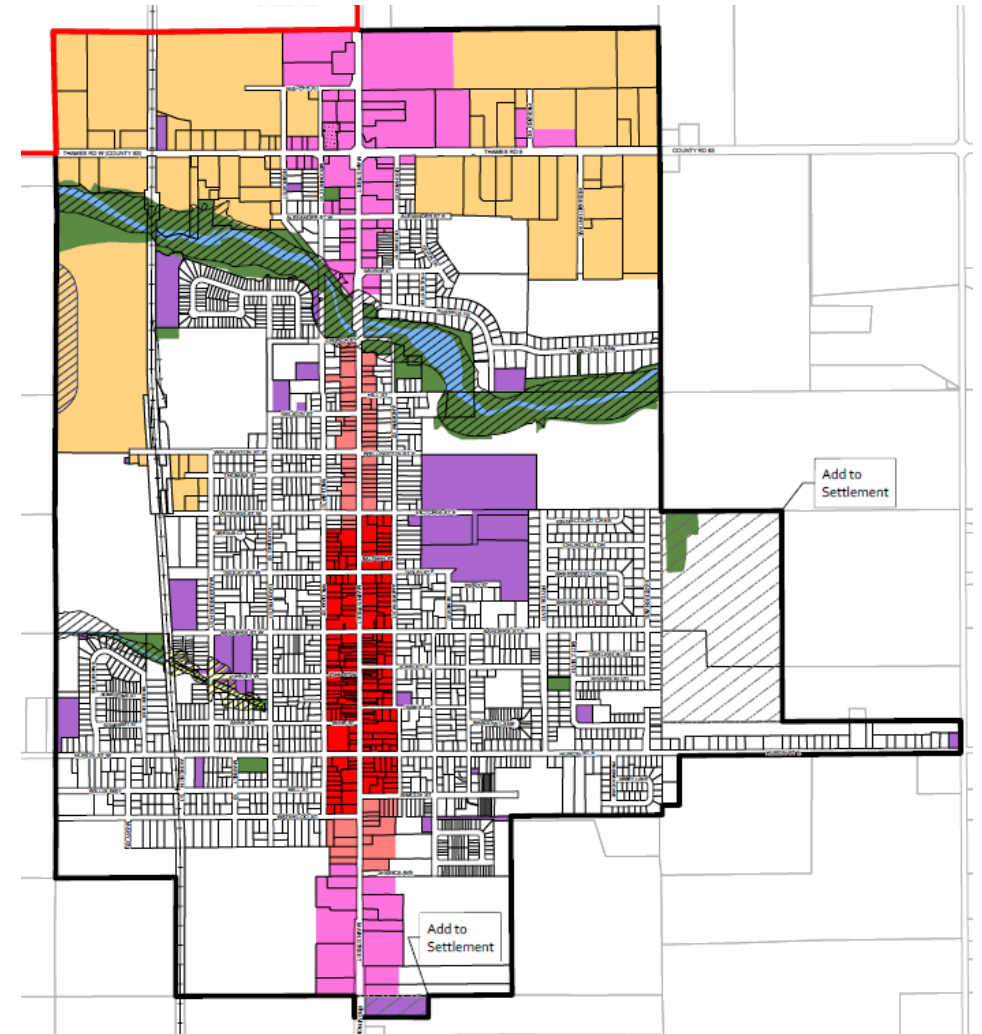
Expansion at Grand Bend Motorplex (highlighted in red) extends existing Industrial designation to the rest of the property.



Exeter

Expansion of urban boundary to east, designated Residential. This land is located between a golf course, the existing settlement area boundary and a strip of development along Huron Road. This land aligns with the Water-Wastewater Master Plan and promotes comprehensive and integrated planning for future residential development.

One additional, technical adjustment at the south brings an existing, municipally serviced, community facility (church) into the urban boundary.



Greater Grand Bend

- Developed specific policy direction to guide development (in lieu of Secondary Plan).
- Policy framework y considers cross-border growth, with input from Lambton Shores staff.
- Policy framework promotes mixed uses that balance residential areas with the services required to support residents (eg. dentist, restaurants, community gathering space, trails, etc).
- Expansions to the south-east and north along Hwy 21 to accommodate future growth.

How is this good for South Huron?



Greater Grand Bend

Expansion of Urban Boundary to south-east

- To be designated 'Residential and Urban Natural Environment'.
- Allows for contiguous and coordinated growth;
- Aligns with Lambton Shores priorities.





Greater Grand Bend

Expanded Urban Boundary along Hwy 21

- Allows for contiguous and coordinated growth.
- Aligns with infrastructure planning.
- Responds to concern from MTO re: specific land use designations and entrance spacing.
- To be designated 'Urban-Future Development and Urban Natural Environment'; Official Plan & Zoning Bylaw Amendments will be required at the time of development.





Crediton

Reduction of Urban Settlement Area

- Redesignation of approximately 50 acres from 'Urban' to 'Agriculture'.
- More accurately reflects the amount of land required to accommodate projected growth.
- Removes portions of the settlement areas which are not easily serviced by roads and infrastructure.



Housing – Availability, Type, Affordability

- Housing inaffordability is the most noted community concern.
- Policy framework Ensure policy framework requires building up and not out onto farmland (minimum density thresholds).
- Permit fourplexes as-of-right in fully serviced residential neighbourhoods.
- Promote creative strategies to deliver more affordable housing (ie. converted churches, revitalized spaces in and near Downtown Exeter, intensification of underused spaces, community partnerships, etc).



Housing



How is this good for South Huron?

A mix of housing types helps to meet the needs of community members.



Commercial Areas

Commercial uses are directed to settlement areas with the exception of Agricultural Commercial-Industrial uses.

Commercial policies for Greater Grand Bend are intentionally protective of Grand Bend's Main Street. The policies conceive of additional opportunity for Highway Commercial uses along Hwy 21, pending additional information and approvals at the time of development.

In Exeter, a Mixed Use designation has been introduced at the north and south end of the Historic Core to promote additional residential development in this transition space, as well as permit commercial and community facility uses.



Maintaining a vibrant Main Street in Exeter is important to residents.



Other Key Changes

- Land Acknowledgement has been added.
- Introduction of Community-Wide Section integrating existing and new policies
- Revisions to consultation and dispute resolution processes, including early and meaningful engagement with Indigenous Nations.
- Clarified that peer review form part of complete application requirements.
- Opportunity for additional delegation of Council functions to staff should Council deem appropriate to streamline development (e.g. removal of holding zones, temporary use bylaws).



Next Steps

February 2025

Final draft with revisions in response to feedback at Public Meeting and final staff report

South Huron Council Adoption of Amended Official Plan

March 2025 (anticipated)

County of Huron Approval



Recommendation:

That Council receive input from members of the public and agency staff on the Draft Amendment to the Official Plan.

