

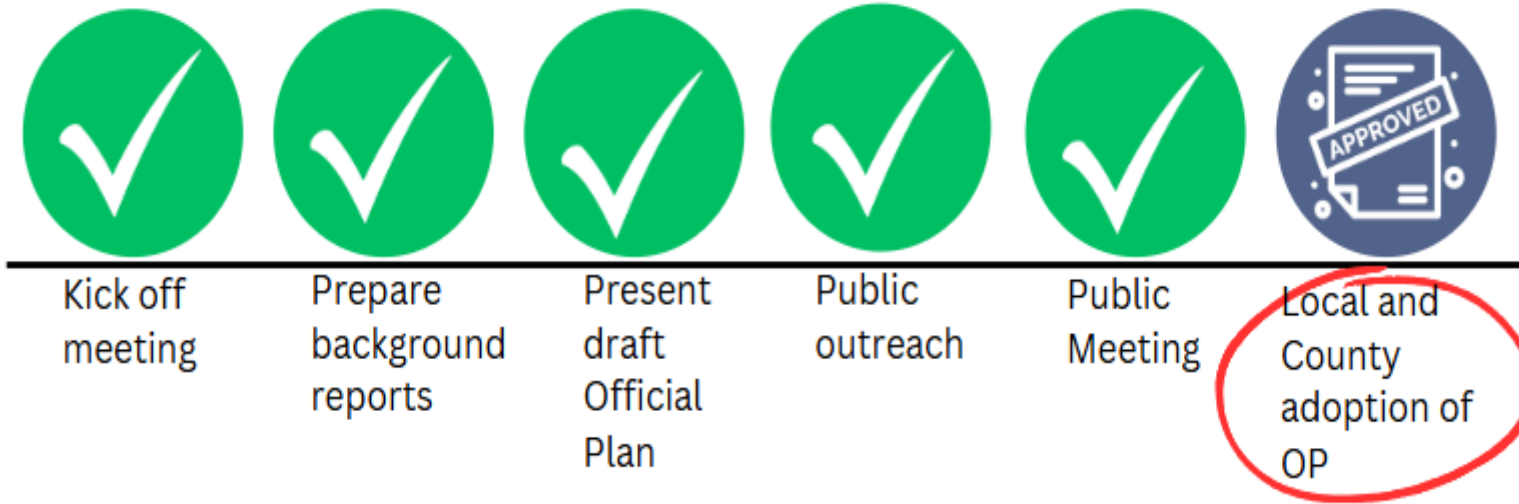
# South Huron Official Plan Review

Final Draft

February 18, 2025



# 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.

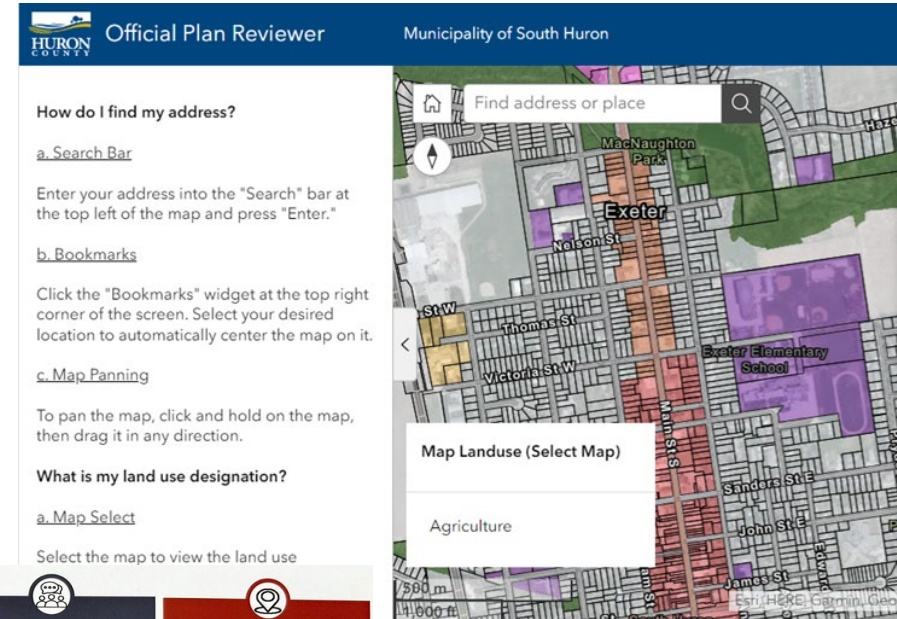
It is important that the Official Plan reflects the goals and needs of the community as it adapts to changing issues. The Review is an opportunity to reflect changing conditions (e.g. demographic shifts, climate change, etc) in the Official Plan policy framework and mapping.



# Public Consultation

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

Over 225 persons consulted.



<p><b>ATTEND AN OPEN HOUSE</b></p> <p>Learn more about the updates we've made and connect directly with Planning Staff</p> <p><b>August 29th, 2024 - 6pm - 8pm</b> Oakwood Resort 70671 Bluewater Highway</p> <p><b>September 12th, 2024</b> <b>6pm - 8 pm</b> Kirkton Woodham Community Centre 70497 Road 164</p> <p><b>September 16th-20, 2024</b> <b>9am - 3:30pm</b> South Huron Town Hall 322 Main Street South</p>	<p><b>MEET WITH A PLANNER</b></p> <p>Do you have a site specific policy question about your property?</p> <p>Planners are available daily from <b>September 16th</b> through <b>September 20th</b> at the South Huron Town Hall. Additionally, the evenings of Tuesday, September 17th, 2024 &amp; Thursday, September 19th, 2024 by appointment.</p> <p>Please contact us at the information below to set up a meeting time.</p>	<p><b>VIEW YOUR PROPERTY</b></p> <p>See how the Draft Official Plan designations appear on your property:</p> <p><a href="http://www.southhuron.ca">www.southhuron.ca</a></p>
<p><b>SUBMIT COMMENTS</b></p> <p>Feedback can be submitted for consideration. We ask that comments are submitted by email to:</p> <p><a href="mailto:op@southhuron.ca">op@southhuron.ca</a></p>		
<p>Scan me, to view <a href="mailto:op@southhuron.ca">op@southhuron.ca</a> <a href="http://www.southhuron.ca">www.southhuron.ca</a> 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 2025)
- 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



# Summary of Comments Received Following December 16th Public Meeting



# Proposed Changes & Why They are Good for South Huron





# Section 1: Introduction

## Section 2: Basic Vision and Principles

- Addition of land acknowledgement to the plan.
- Addition of language speaking to the idea of “complete communities” – developing in a manner which is accessible and where residents access an array of spaces and services.
- Directing the bulk of future growth to occur in Exeter and Greater Grand Bend.



### How is this good for South Huron?

Having access to a wide range of services and spaces contributes to a high standard of living – and reflects the wishes of the community as heard during public consultation.



# Section 3: Agriculture

- Addition of policies requiring Agricultural Systems Approach, and Agricultural Impact Assessments (AIAs) for development on prime agricultural lands.
- Continued support for, and enhancement of existing policies.
- Establishment of direction for energy projects.



## How is this good for South Huron?

Existing policies balance protecting prime agricultural lands while providing flexibility for farmers through Additional Residential Units (ARUs), On-Farm Diversified Uses, etc.





# Section 4: Natural Environment

- Updated definitions and clarifying adjacent lands for proposed development.
- Recognizing natural spaces in mitigating climate change.
- Prohibit aggregate extraction within designation.
- New policies to address waterbodies post aggregate extraction.
- Implementation of Natural Environment Update for Huron County Technical Mapping to accurately reflect natural features that exist on the landscape.



## How is this good for South Huron?

More accurate mapping leads to better land use planning for development proximate to natural environment areas.



# Section 5: Extractive Resources

- Reflects 2025 update to County Aggregate Strategy.
- Clarifies that agreement designation reflects presence of deposit, but not necessarily appropriate conditions for proceeding with extraction.
- Clarification of rehabilitation requirements.



## 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.



# Section 6: Settlement Areas

- Introduction of Mixed Use Commercial designation in Exeter.
- New direction for Greater Grand Bend as a Primary I Settlement Area.
- Adjusted growth allocation policies for lakeshore residential area.
- Re-writing of section to be more comprehensive and clear.
- Addition of, and support for, policies speaking to complete communities, minimum density thresholds, and housing variety.

## How is this good for South Huron?

Fully serviced settlement areas offer opportunity for a variety of housing at a higher density, which is both efficient and can be more affordable.







# Section 7: Community Facilities

## Section 8: Rural Specific Designations

- Removal of reference to 2009 Community Services Master Plan.
- Provision of policies which address existing development(s) pre-dating current planning direction.



# Section 9: Recreational

# Section 10: Community-Wide Policies

- Removal of Recreation Commercial policies.
- Combination of new and existing policies to address planning considerations across the Municipality including:
  - Infrastructure & Servicing
  - Economic Development
  - Community Design
  - Cultural Heritage & Archaeological Resources
  - Climate Change
  - Energy

## How is this good for South Huron?

Providing a comprehensive list of planning considerations provides clear, accessible guidelines to residents and developers.





# Section 11: Community Improvement

## Section 12: Land Division

- Broaden focus of community improvement to the entire municipality in anticipation of 2025 Community Improvement Plan.
- Removal of requirement for demolition of barn at time of surplus residence severance consent.
- Removal of reference to previous bodies.



### How is this good for South Huron?

Providing a broad scope for the Community Improvement Plan will enable South Huron to provide funding for those projects which meet the current needs of residents and direction(s) of the municipality.



# Section 13: Implementation and Interpretation

## Appendix A: Designated Heritage Properties

- Addition of new legislative opportunities and requirements for Council delegation of various planning authorities to staff.
- Updated complete application requirements.
- New Appendix to recognize built heritage assets



# Managing Growth

To what extent is South Huron anticipated to grow and where will that growth be directed?



### Current Growth Allocation Targets for South Huron

Settlement Area Type		Allocated Growth	
Primary	P1 (Exeter)	75%	70%
	P2 (Centralia, Crediton, Huron Park)	25%	
Secondary (Corbett, Dashwood, Greenway, Mount Carmel, Shipka)		15%	
Tertiary (Elimville, Kirkton, Woodham)		12%	
Lakeshore Residential		3%	

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Tertiary (Elimville, Kirkton, Woodham)		12%	
Lakeshore Residential		3%	

## Revised Growth Allocation Targets for South Huron

Settlement Area Type		Allocated Growth	
Primary	P1 (Exeter)	75%	75%
	P2 (Centralia, Crediton, Huron Park) Greater Grand Bend*	25%	
Secondary (Corbett, Dashwood, Greenway, Mount Carmel, Shipka)		14%	
Tertiary (Elimville, Kirkton, Woodham)		8%	
Lakeshore Residential		3%	

# Proposed Allocation Targets for Projected Residential Unit Growth in South Huron to 2051

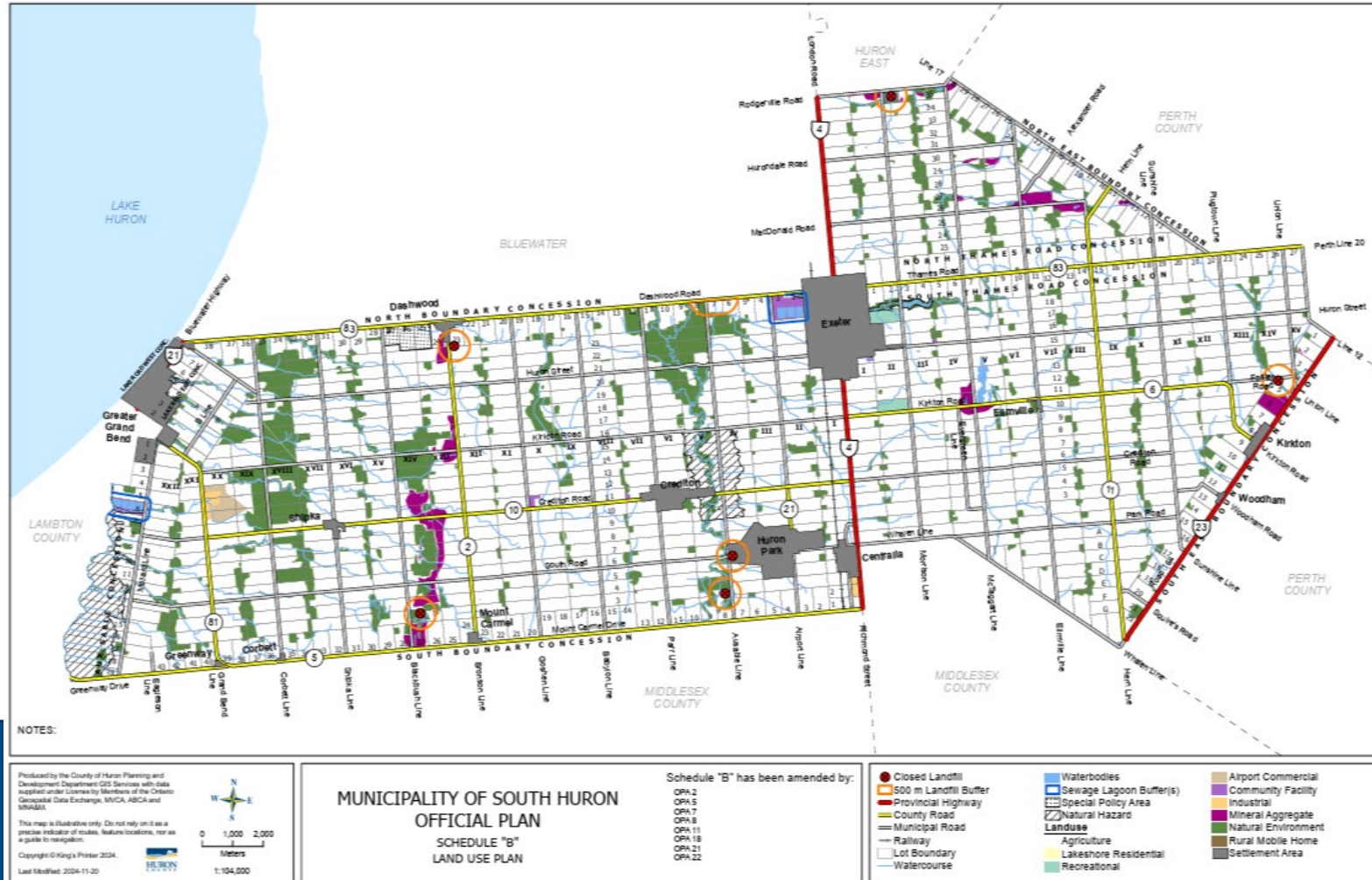
(rounded to 2000 from 1,917 units)

Settlement Area Type	Allocated Growth	
P1 (Exeter)	1,125	1500
P2 (Centralia, CREDITON, Huron Park) Greater Grand Bend*	375	
Secondary (Corbett, Dashwood, Greenway, Mount Carmel, Shipka)	280	
Tertiary (Elimville, Kirkton, Woodham)	160	
Lakeshore Residential	60	

\*Greater Grand Bend's allocation is calculated as part of a cross-border settlement area with the Village of Grand Bend, located in Lambton Shores.



# Schedule "B" Land Use Map



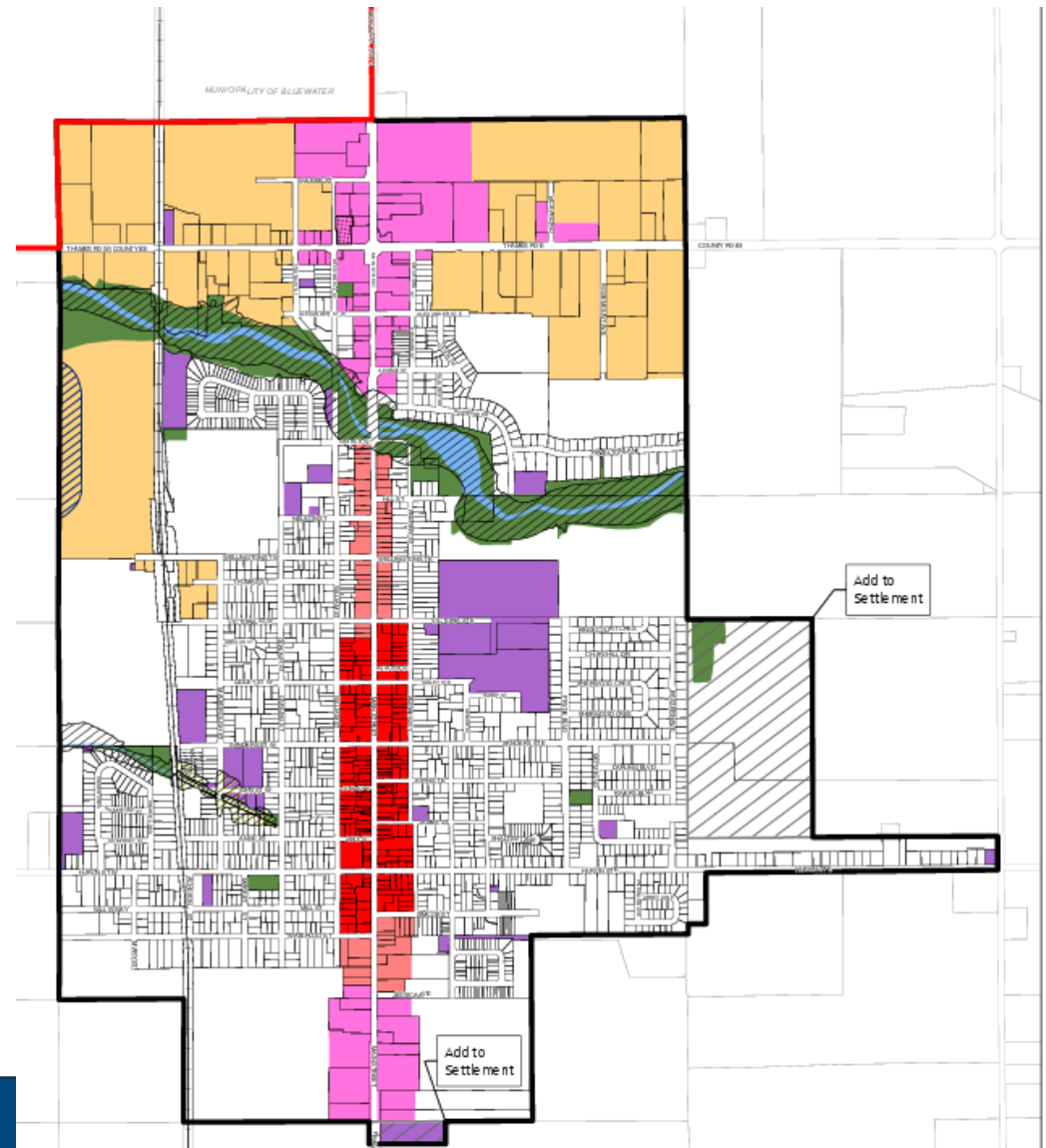
- Natural Environment Update technical mapping.
- Update to Mineral Aggregates.
- Adjustments to settlement areas.
- Adjustment to Grand Bend Motorplex.





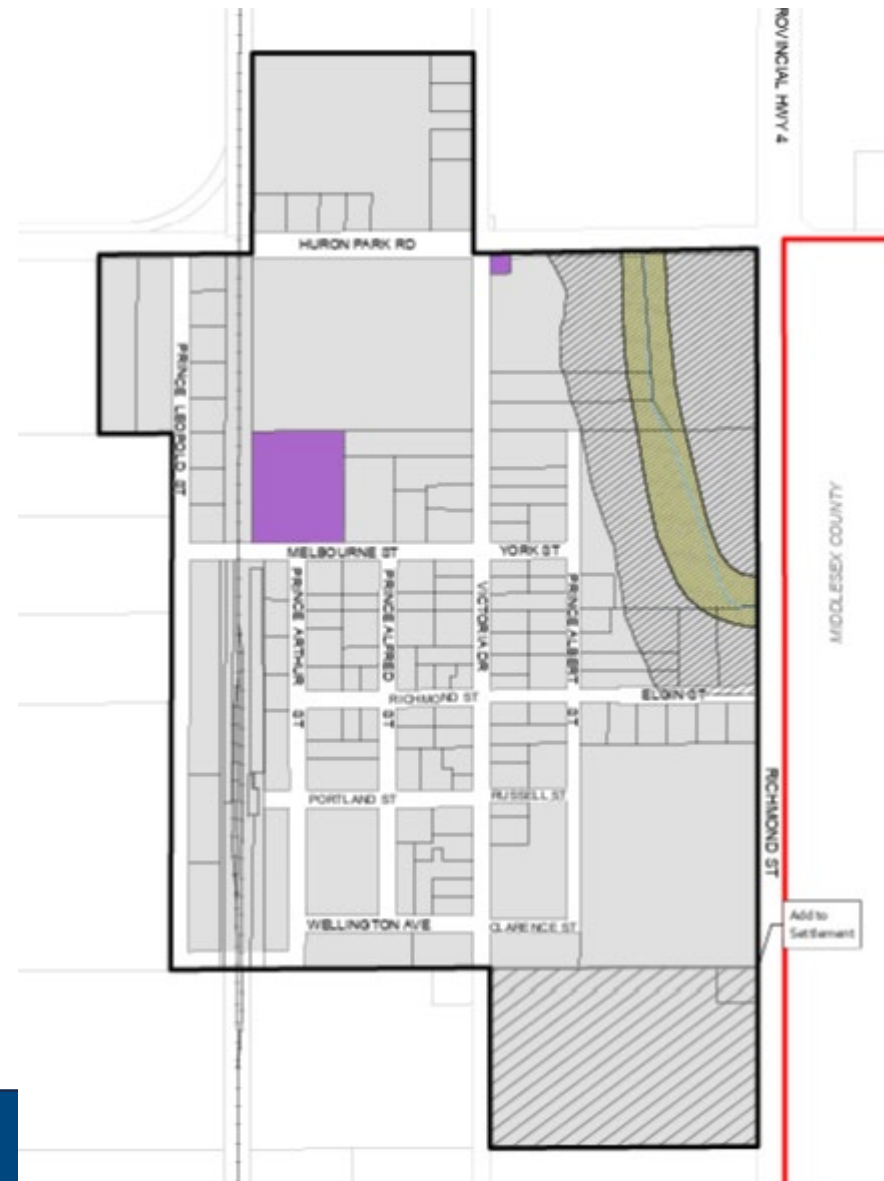
# Schedule "C" Exeter

- 75 acre expansion to the east for future residential uses.
- Introduction of Mixed Use Commercial north and south of Historic Core.
- Inclusion of existing church within settlement area boundary at the south.



# Schedule "D" Centralia

- 15 acre expansion to the south to accommodate future employment lands.
- Recognition of select Community Facilities.



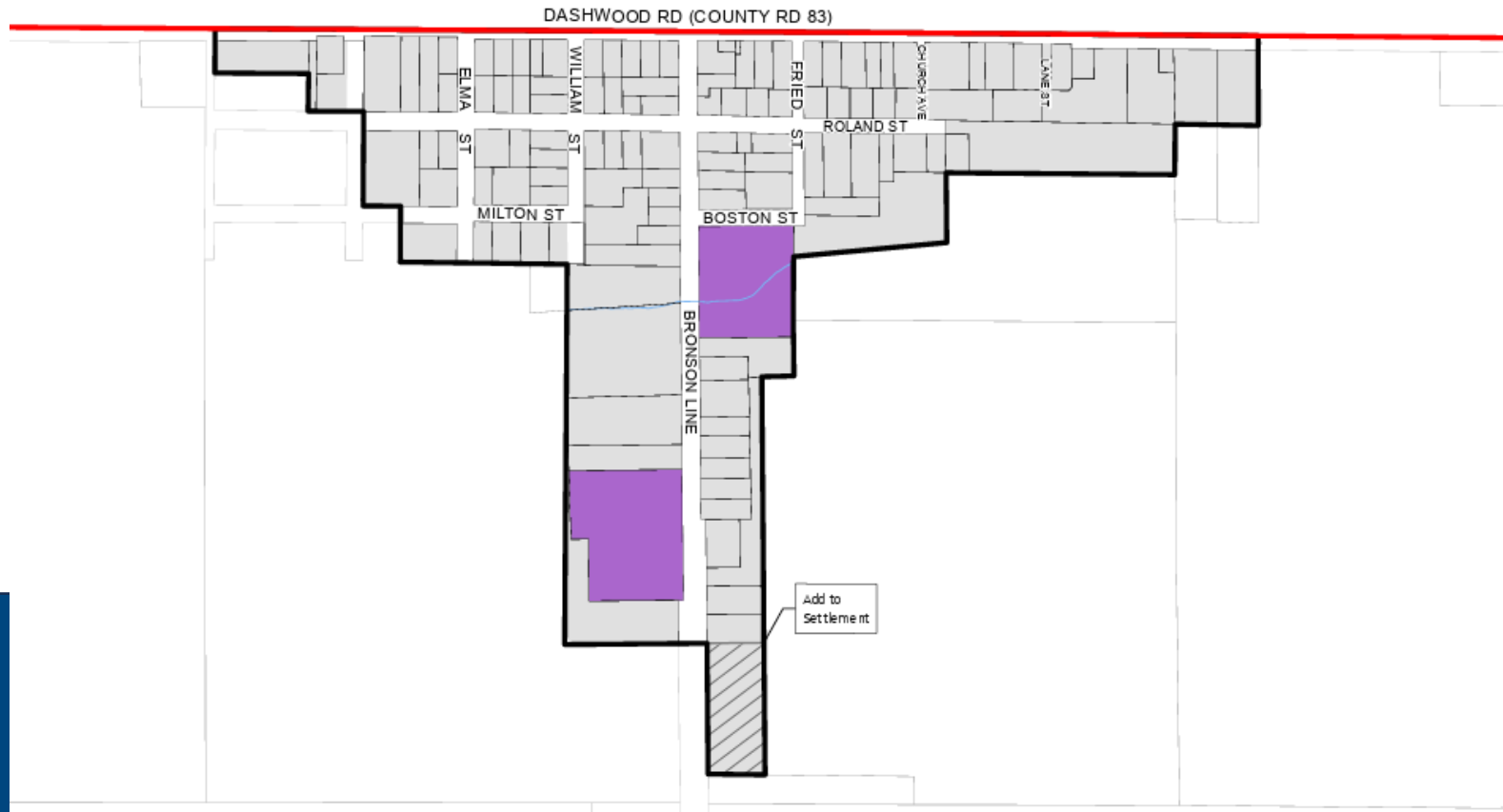
# Schedule "E" Crediton

- Removal of 50 acres from settlement area.
- Recognition of select Community Facilities.



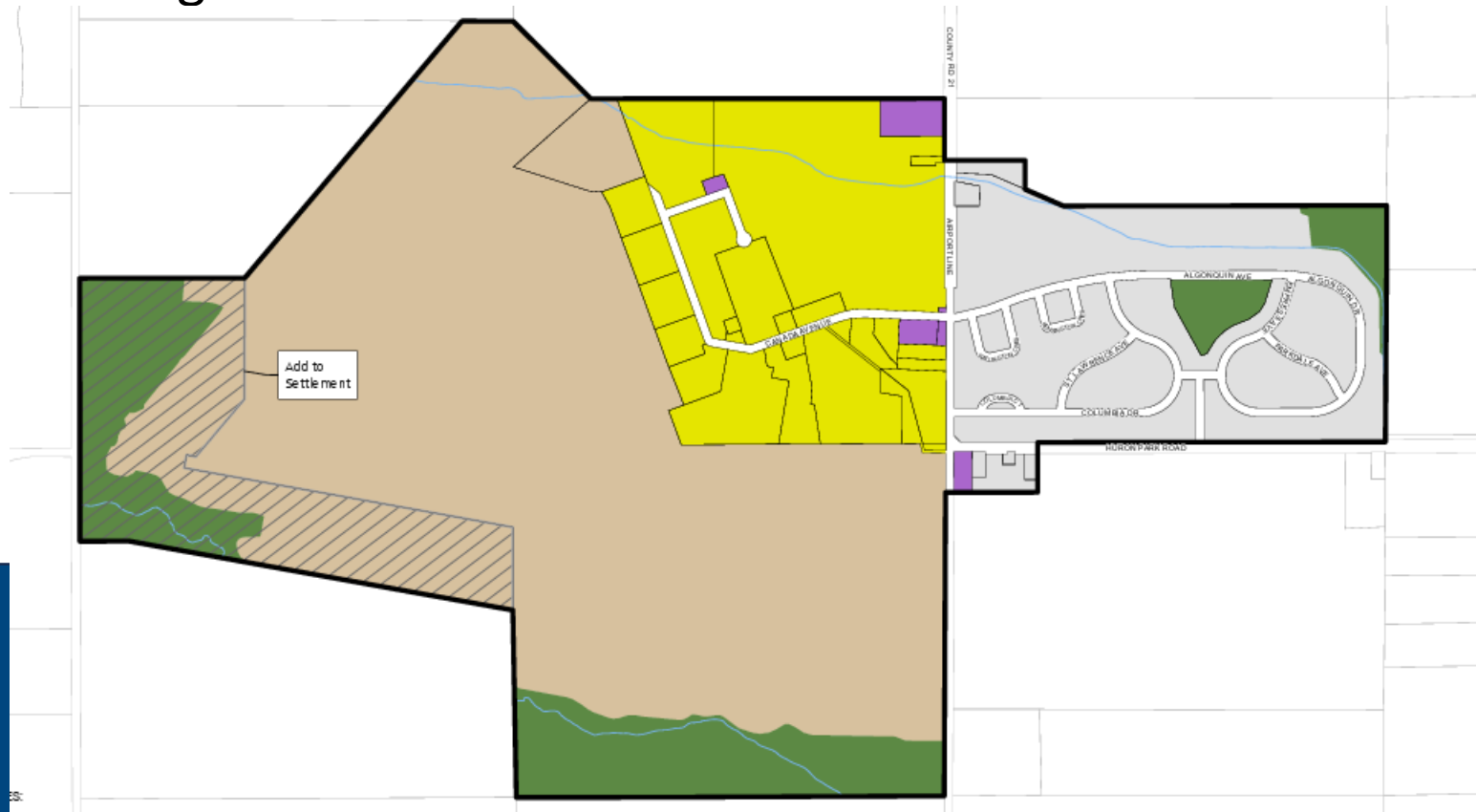
# Schedule "F" Dashwood

- Minor expansion of 2.5 acres for residential purposes to the south.
- Recognition of select Community Facilities.



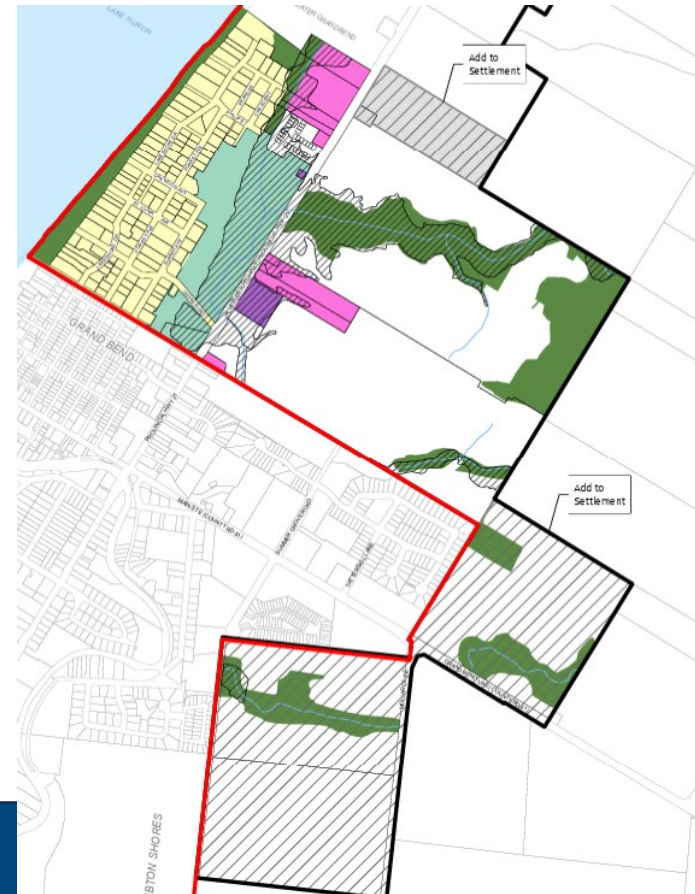
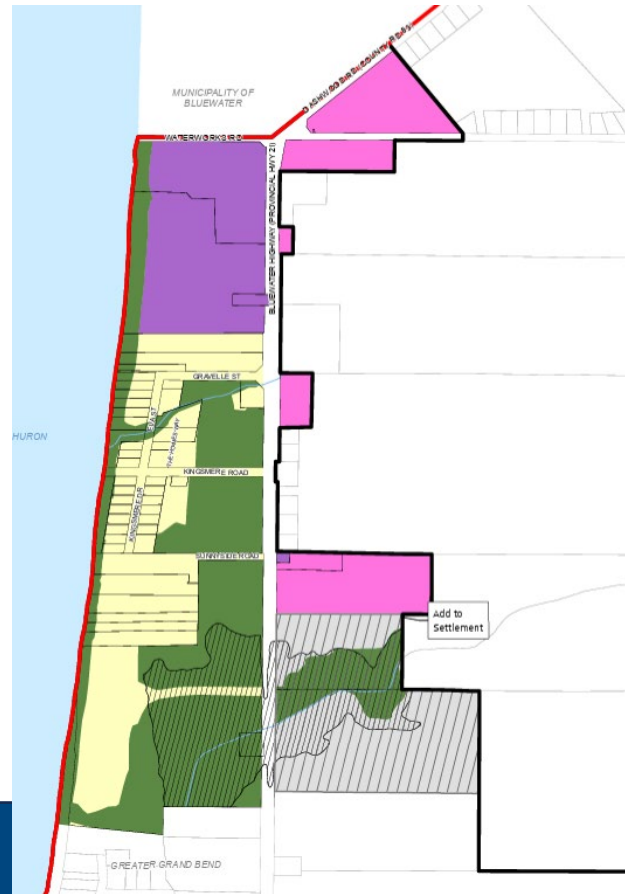
# Schedule "G" Huron Park

- Correction of settlement area boundary to include entirety of aerodrome property.
- Recognition of select Community Facilities.
- Recognition of Urban Natural Environment.



# Schedules "H1" & "H2" Greater Grand Bend

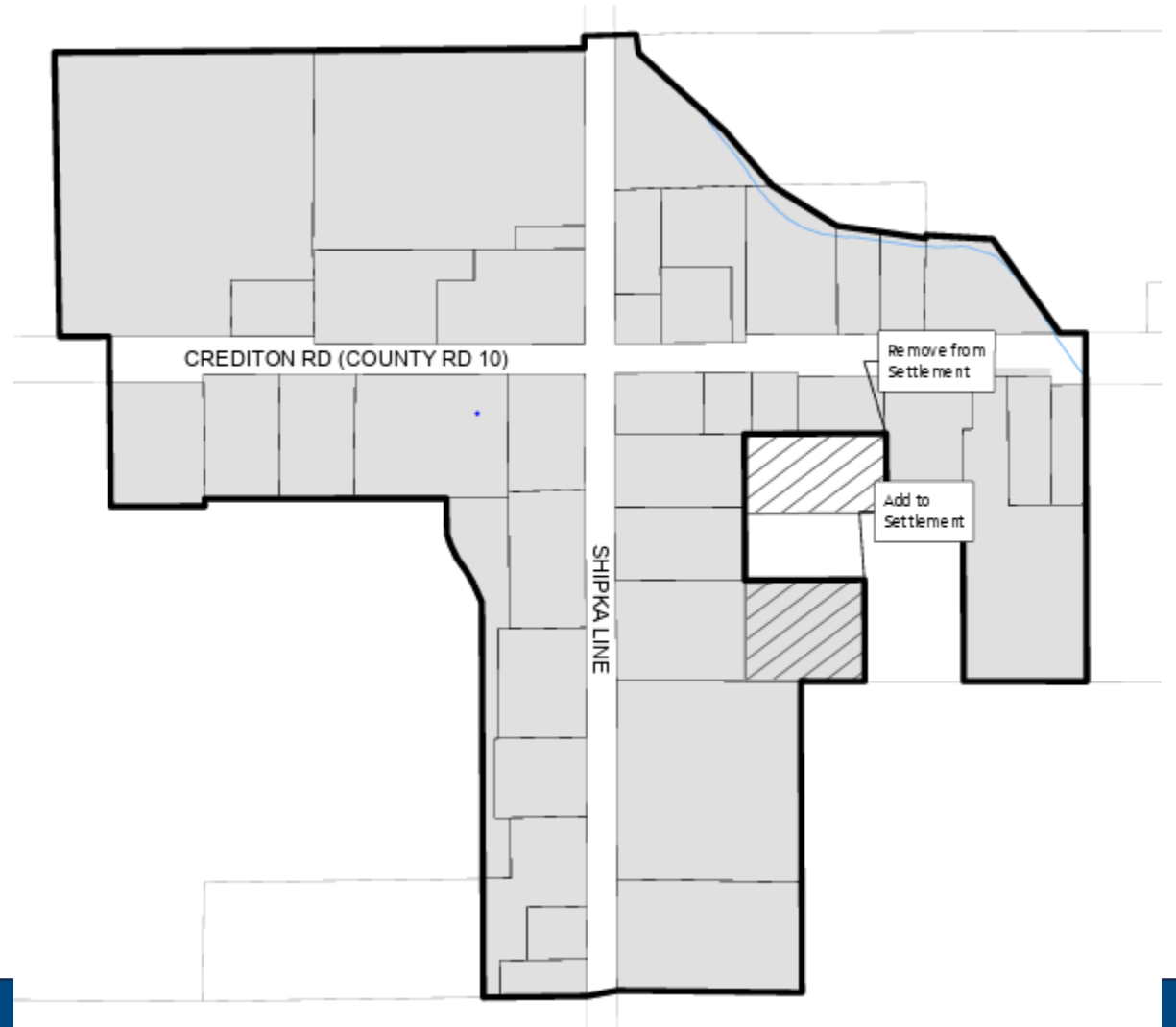
- Expansion of 40 acres to the north and 130 acres to the south and east.
- Minor mapping corrections.
- Removal of delineation between residential densities.





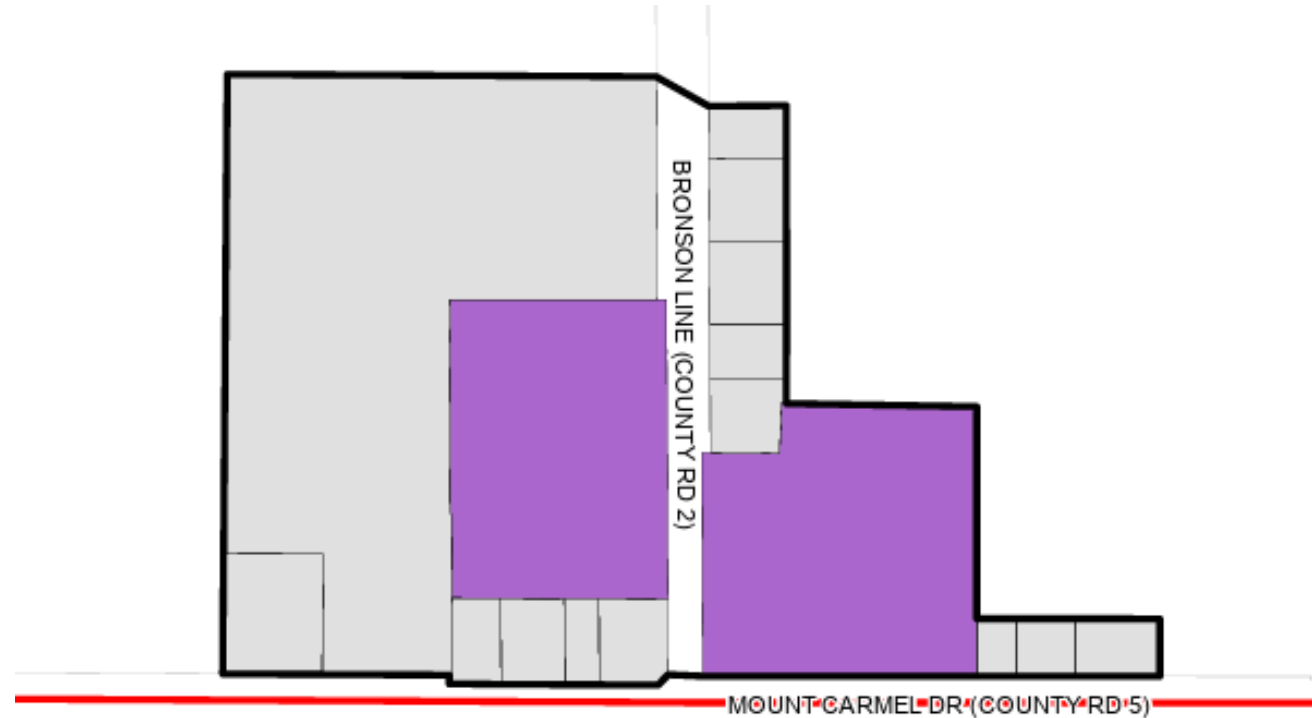
# Schedule "I" Shipka

- Minor land swap to remove land-locked parcel.



# Schedule "J" Mount Carmel

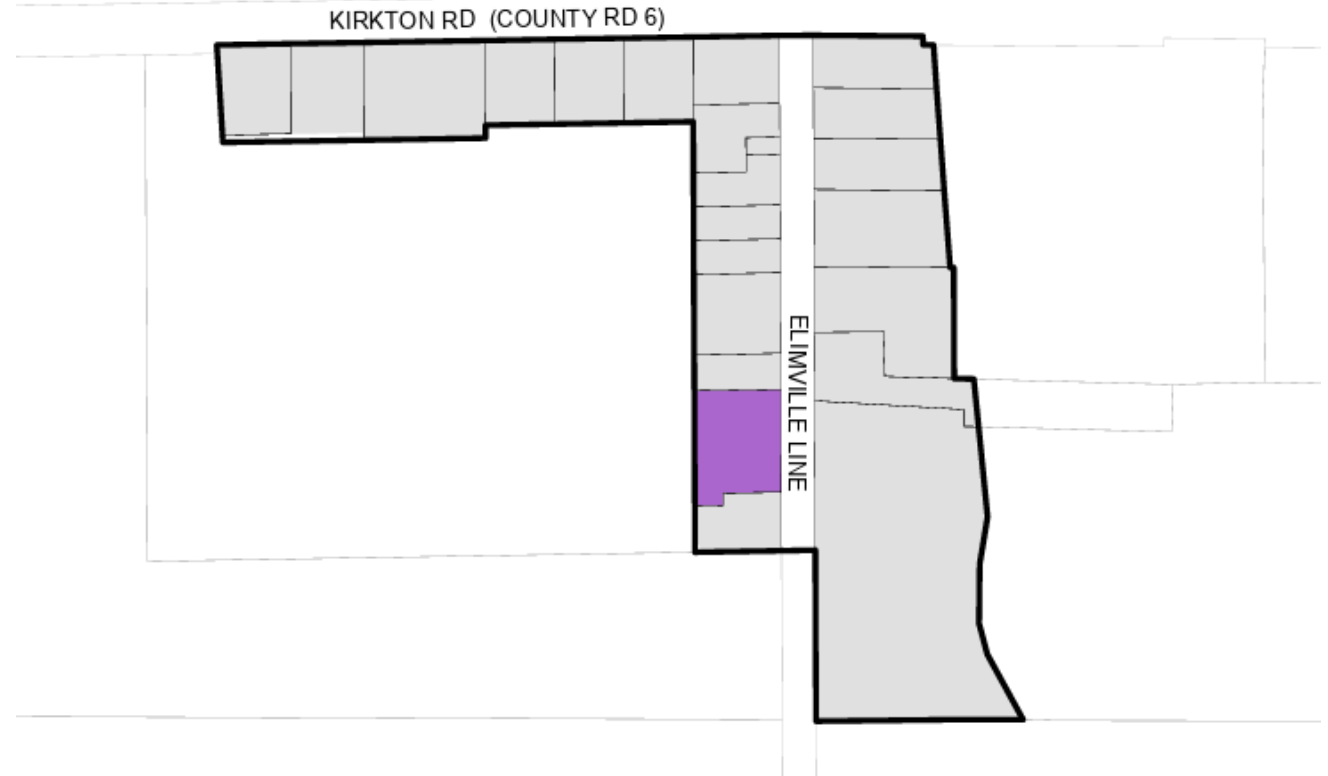
- Recognition of Community Facilities.





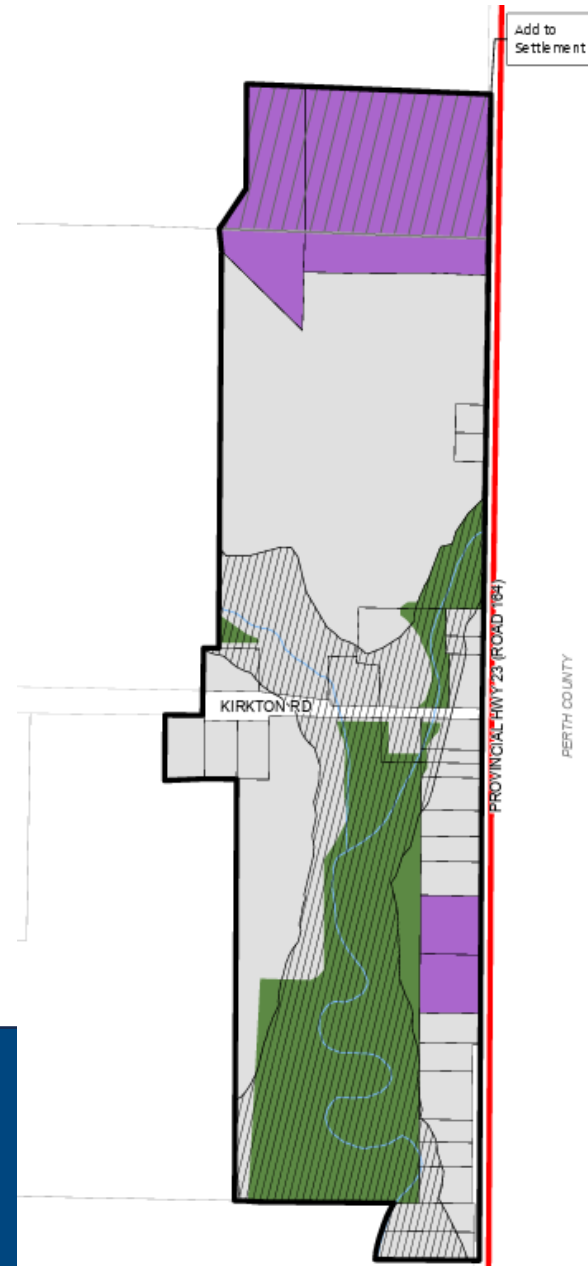
# Schedule “M” Elimville

- Recognition of Community Facilities.



# Schedule "N" Kirkton

- Minor expansion to north (10 acres) to include all of community centre property in settlement area.
- Recognition of Community Facilities.



# Appendix "2" Significant Woodlands



- Updated to reflect Natural Environment Update for Huron County Technical Model Mapping.

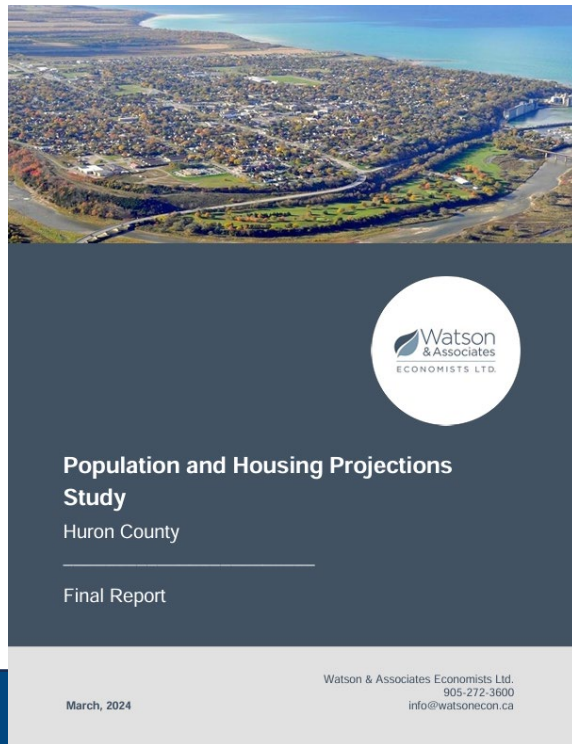






# Settlement Area Expansions

Criteria under Provincial Planning Statement, 2024



## South Huron Water and Wastewater Master Plan

October 15, 2024  
South Huron Committee of the Whole  
322 Main Street South, Exeter ON



# Next Steps

**March 2025**

South Huron Council Adoption of Amended Official Plan

**April 2025**

County of Huron Approval



# Recommendation:

It is recommended that Council:

- Receive the final draft of the revised Official Plan and
- Direct staff to prepare the final Official Plan Review Amendment for adoption at the March 3<sup>rd</sup> Council Meeting.

