



— TOWNSHIP OF —
ASHFIELD - COLBORNE - WAWANOSH

Council Agenda December 17, 2020

Township of Ashfield-Colborne-Wawanosh Council will meet in special session on the 17th day of December 2020 at 9:00 a.m. through Zoom, a Video Conferencing Platform.

This meeting is being held electronically as per By-Law #52-2020, Section 3.10 which allows for Electronic Participation of Council Meetings.

1.0 CALL TO ORDER

This meeting has been called to continue the preliminary review of the Township's Official Plan.

2.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

3.0 TOWNSHIP OFFICIAL PLAN PRELIMINARY REVIEW

3.1 Denise Van Amersfoort & Celina Whaling-Rae, Planners / Huron County Planning Department

We have provided Council with a copy of the following:

- a) Workshop Schedule
- b) Presentation on Natural Environment Update
- c) Secondary Farm Residences Report
- d) Land Evaluation and Area Review
- e) Official Plan Review Process Initiation Report

Ms. Van Amersfoort and Ms. Whaling-Rae will facilitate the Township's preliminary review of the Official Plan.

STAFF COMMENTS: None.

4.0 ADJOURNMENT

Moved by
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on January 5, 2021 at 9:00 a.m. or at the Call of the Mayor.

Official Plan Special Meeting
Thursday, December 17th, 2020
9am-11am via Zoom

1. Introduction
2. Natural Environment Update findings (presented by Denise Van Amersfoort)
3. Findings on Secondary Farm Residences (presented by Celina Whaling-Rae)
4. Findings on Land Evaluation and Area Review (presented by Celina Whaling-Rae)
5. Review and Potential Initiation of Official Plan Review Process (presented by Celina Whaling-Rae)
6. Future Development Land Swap (presented by Celina Whaling-Rae)

ACW Official Plan Five Year Review

Natural Environment Mapping

December 17, 2020

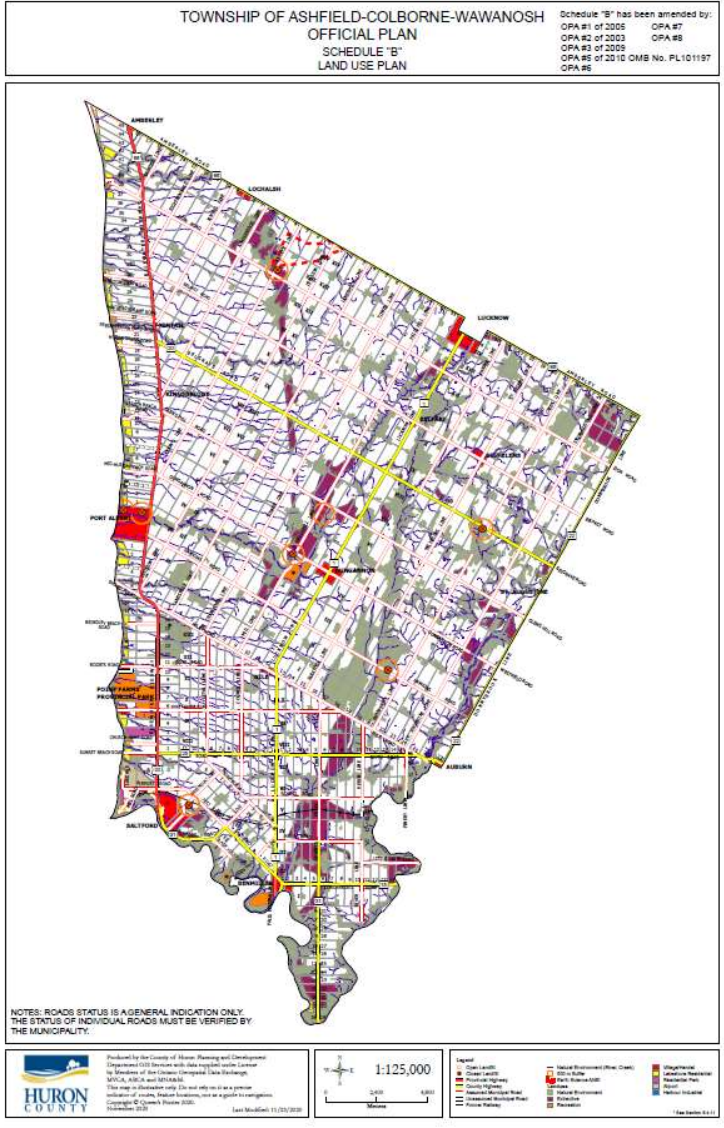
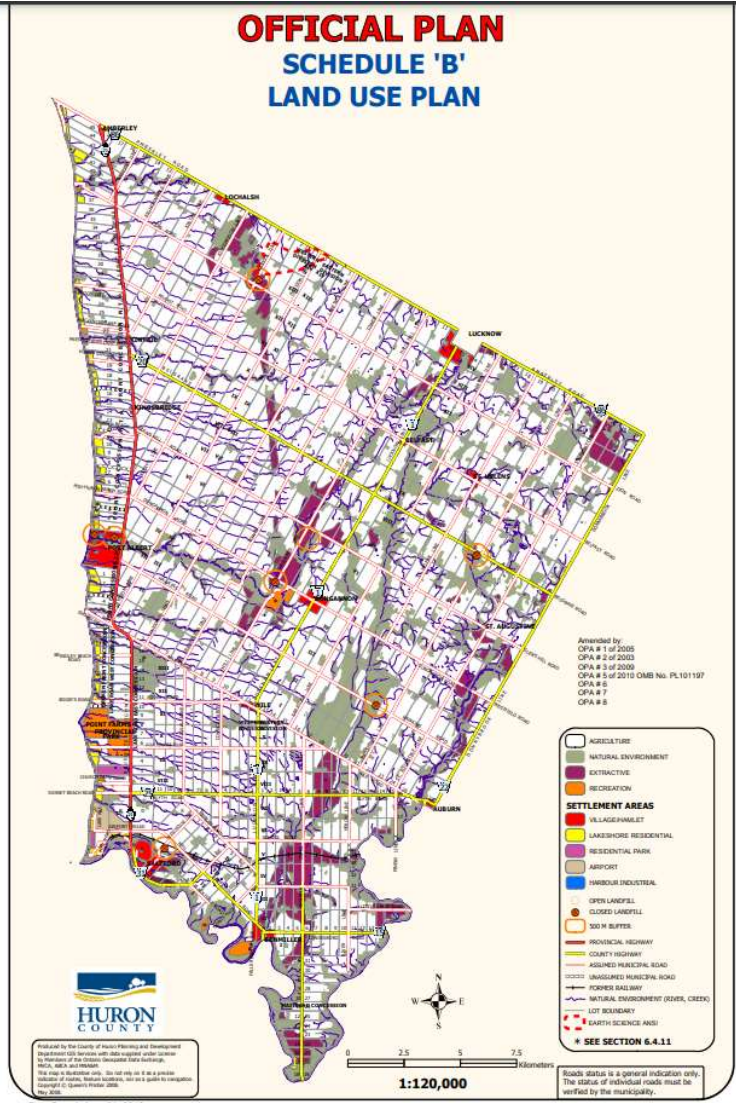


Recap

It is recommended:

- That ACW Council consider the updated Natural Environment mapping as part of the Official Plan Five Year Review process; and
- That Planning staff be directed to complete the review of the technical mapping and bring all proposed mapping back to Council (following the formal initiation of the Five Year Review).

Updated Land Use Schedules





Find ARN or Address



Smart Editor

Close

Save

Landuse - To Be Added (NHP Supported)

DesignationFrom

Agriculture

DesignationTo

Natural Environment

Decision

Approved

Reason

NHP Community

Mixed Swamp

MVCA Flood Hazard

0

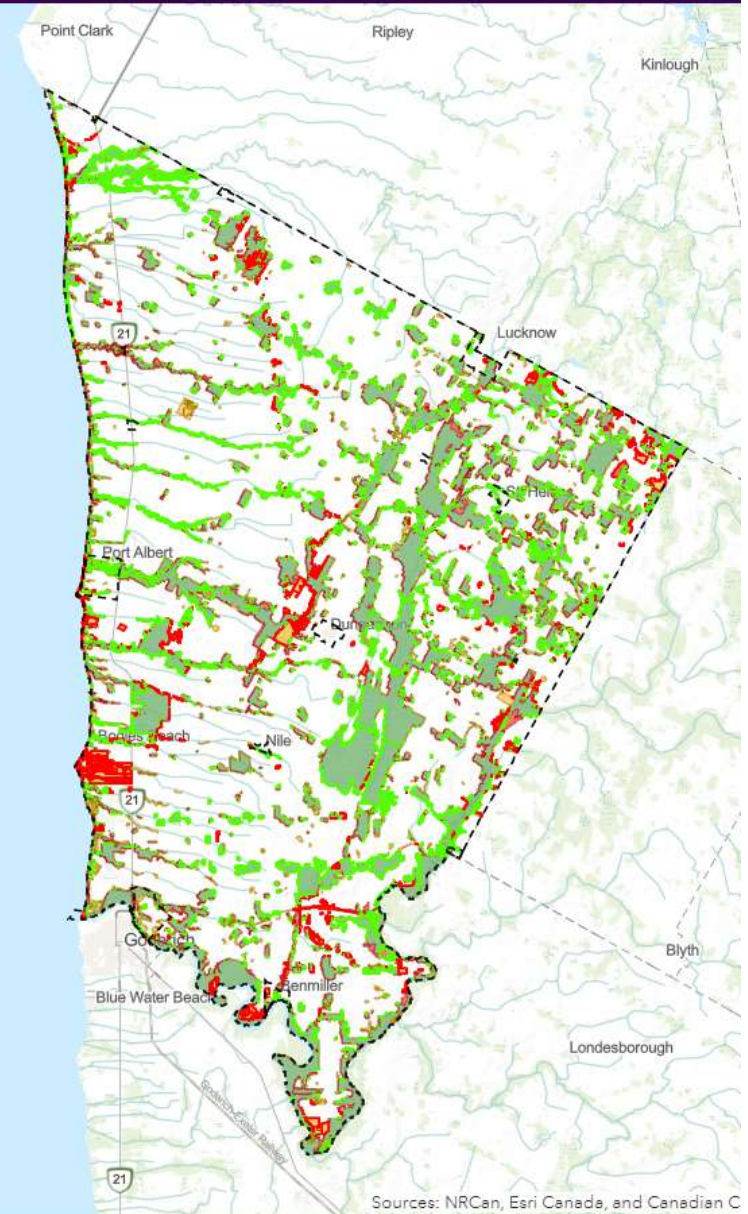
MVCA Shoreline Hazard Gullies

0

MVCA Shore River Top

0

6km
-81.921 44.025 Degrees



Sources: NRCan, Esri Canada, and Canadian C

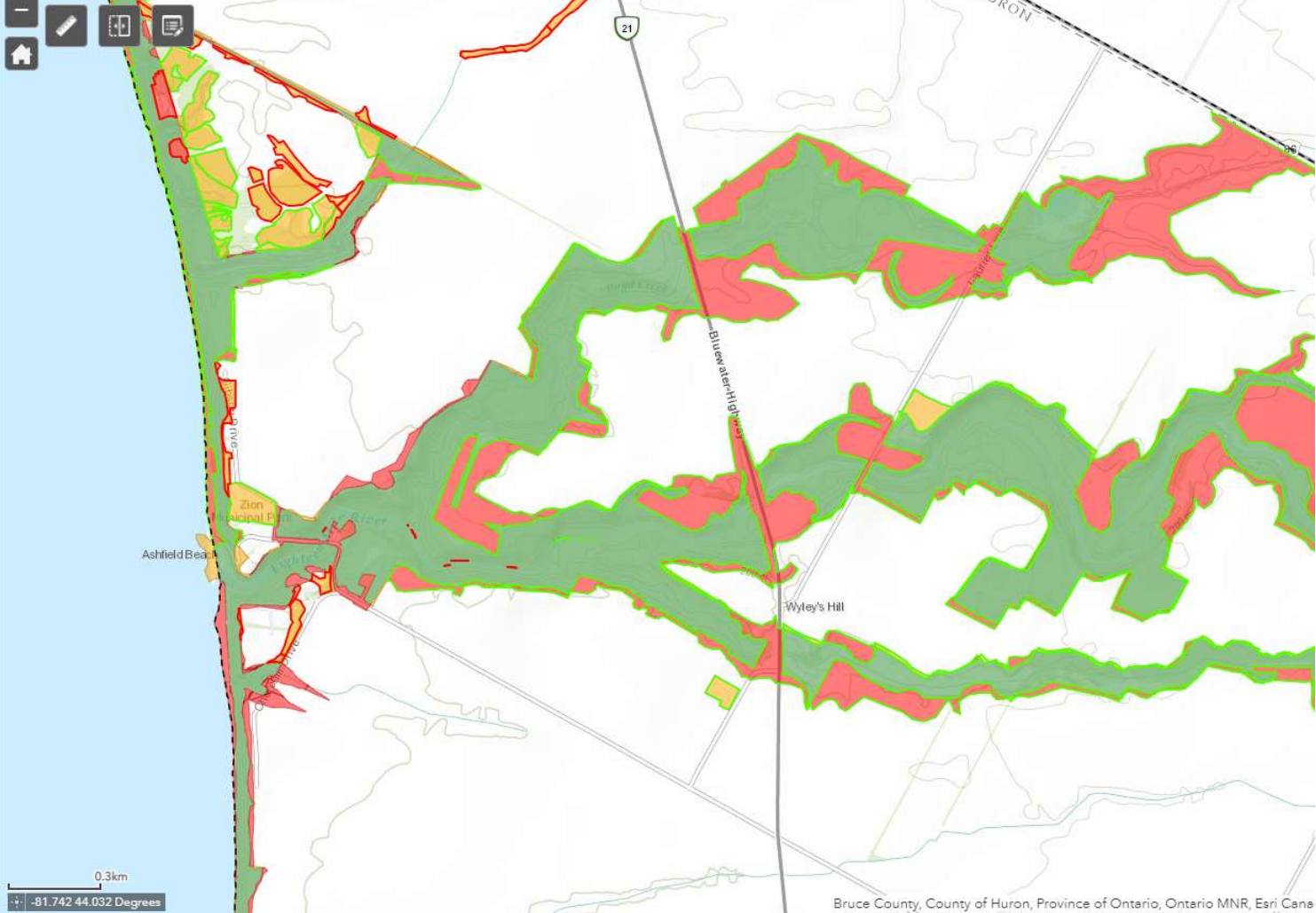


Find ARN or Address

Layer

Layers

- Reviewer
- Municipal Boundary
- Urban Areas
- Parcel
- Decision
- Hazard - Shoreline Top of Bank
- Hazard - Shoreline 100 Year Erosion
- Hazard - Flood Hazard
- Hazard - Shoreline Gullies / River Valley / Top of Bank
- Hazard - Shoreline Gullies
- Hazard - River Valley
- Landuse - To Be Added (NHP Supported)
- Landuse - To Be Removed (Not NHP Supported)
- Landuse - To Remain (NHP Supported)
- NHP Community
- Landuse Urban
- Landuse Municipal





Smart Editor

Close

Save

Landuse - To Be Removed (Not NHP Supported)

DesignationFrom

Natural Environment

DesignationTo

Flood Hazard

Decision

Approved

Reason

flood hazard

NHP Community

MVCA Flood Hazard

0

MVCA Shoreline Hazard Gullies

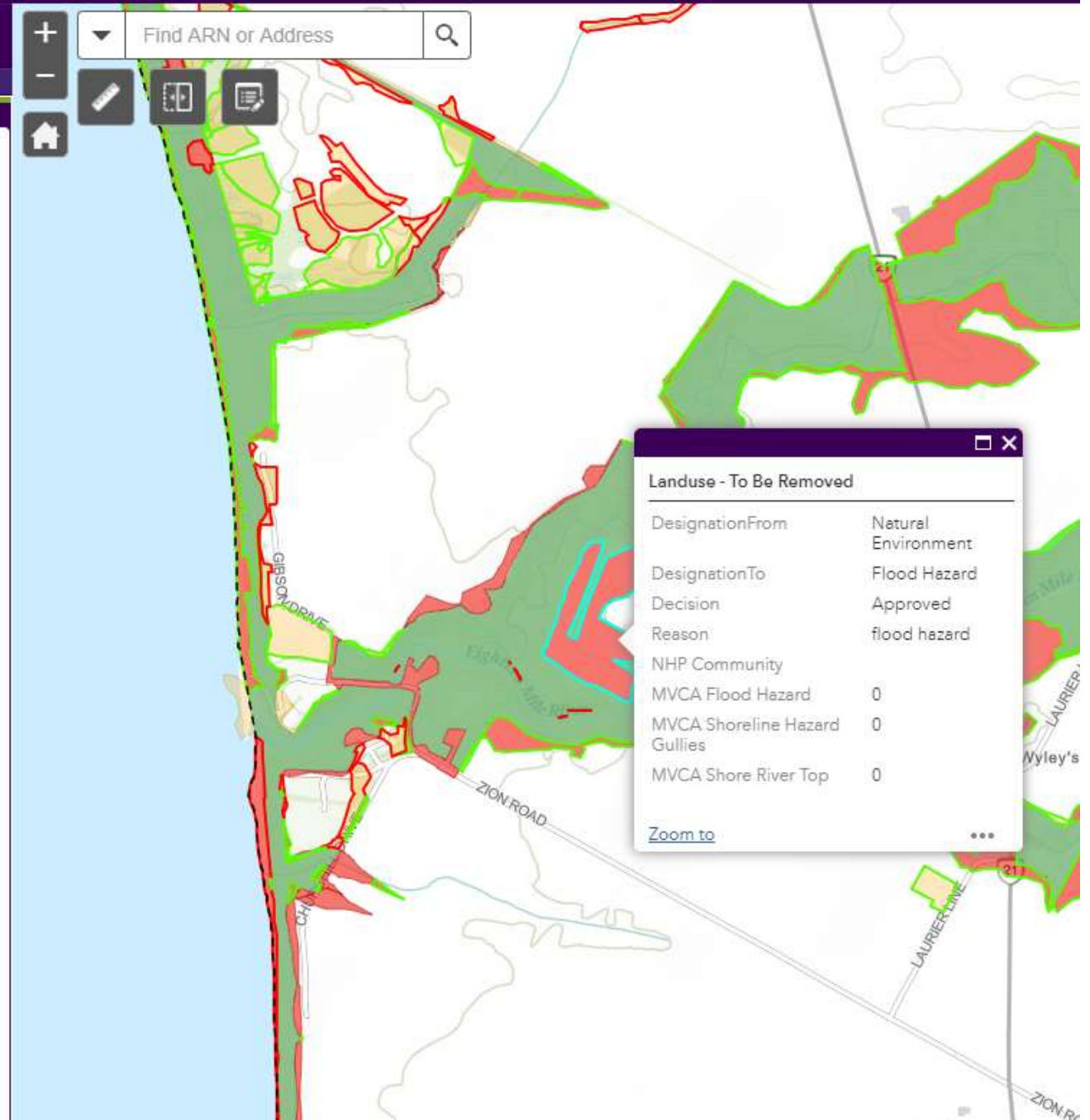
0

MVCA Shore River Top

0



Find ARN or Address



Landuse - To Be Removed

| | |
|-------------------------------|---------------------|
| DesignationFrom | Natural Environment |
| DesignationTo | Flood Hazard |
| Decision | Approved |
| Reason | flood hazard |
| NHP Community | |
| MVCA Flood Hazard | 0 |
| MVCA Shoreline Hazard Gullies | 0 |
| MVCA Shore River Top | 0 |

[Zoom to](#)



Map navigation controls including zoom in (+), zoom out (-), and a search bar labeled "Find ARN or Address". Below the search bar are icons for Home, Erase, Copy, and Paste.

Smart Editor

Close Save

Landuse - To Be Added (NHP Supported) ^

DesignationFrom
Recreation

DesignationTo
Natural Environment

Decision
Denied

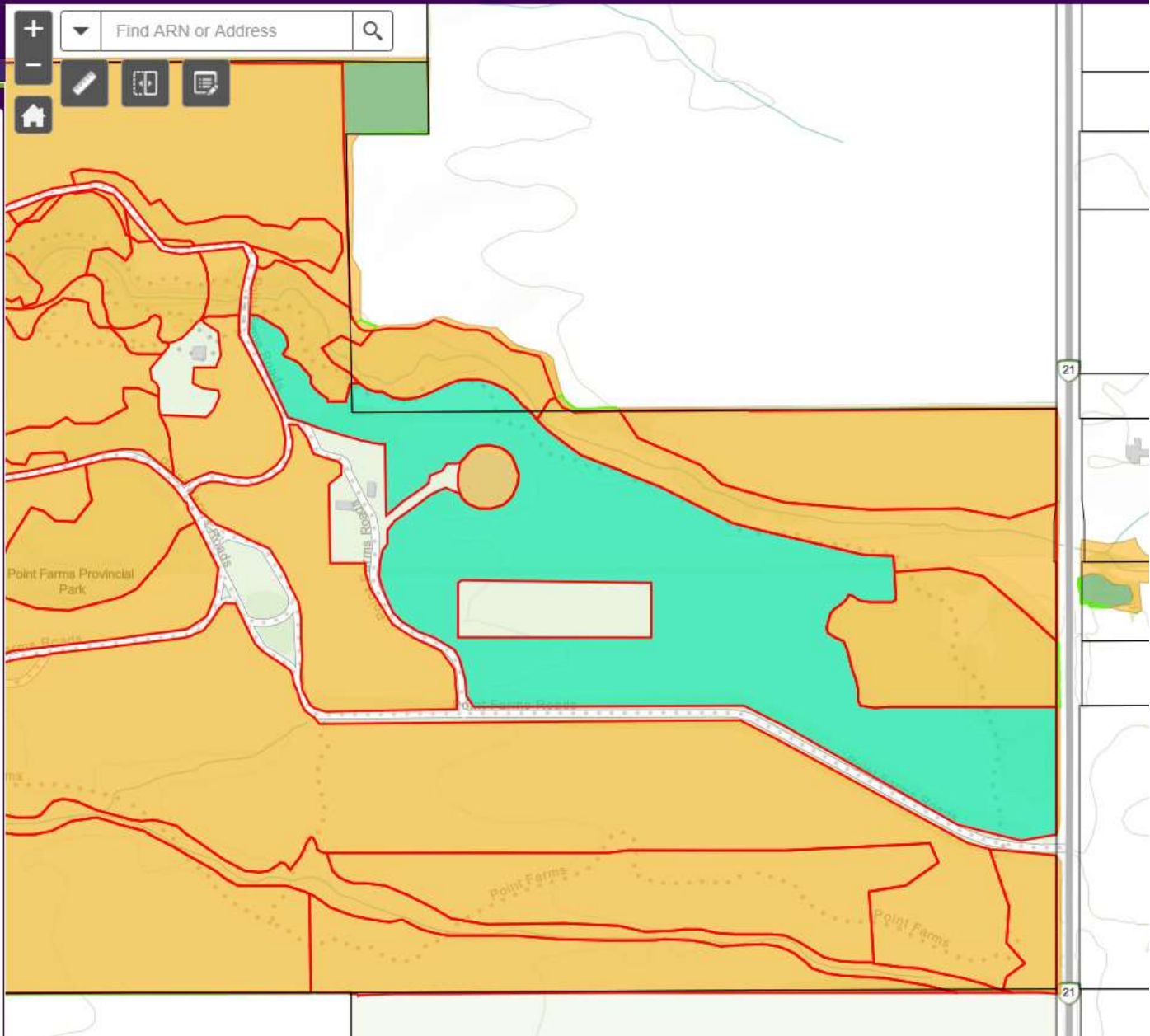
Reason
Recreation has precedent.

NHP Community
Meadow

MVCA Flood Hazard
0

MVCA Shoreline Hazard Gullies
0

MVCA Shore River Top
0



Number of distinct parcels in ACW: 4203

Number of parcels affected by changes: 2877

Number of parcels affected by approvals: 1947
(either to or from NE)



Area: 1.45 acres

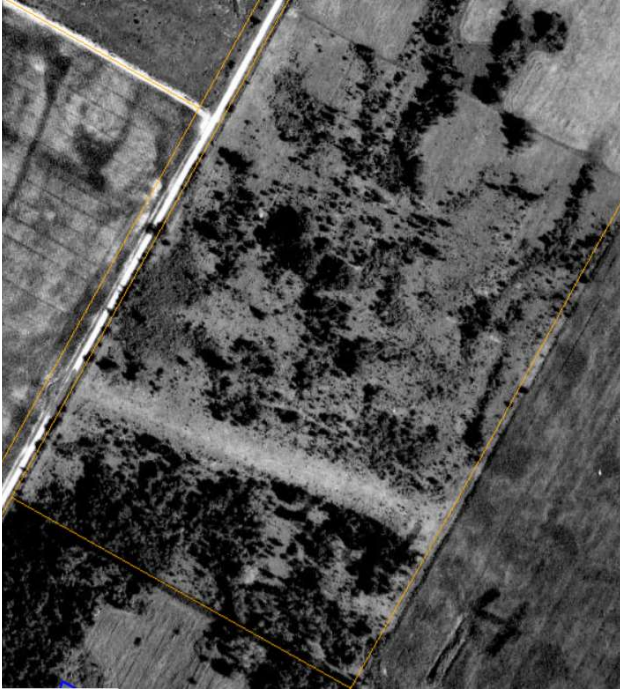
Community:
Riparian Meadow

Appears not to
have been farmed
in 20+ years

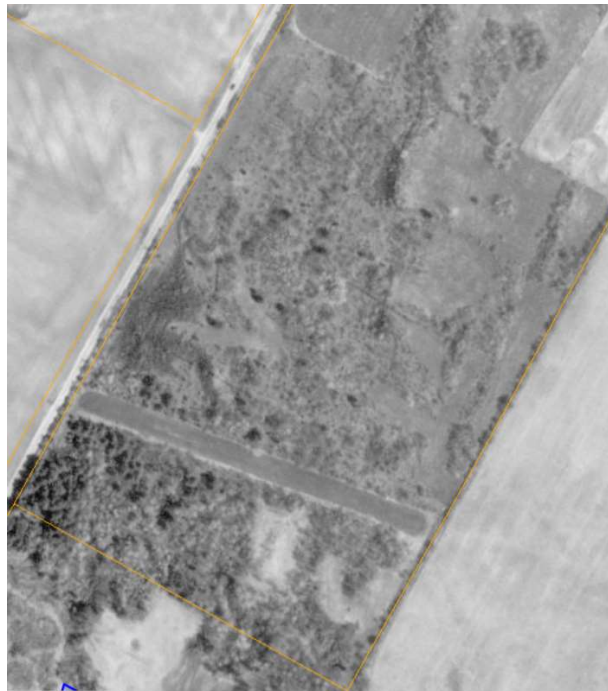
Proposed change:
Agriculture to
Natural
Environment

Staff concur

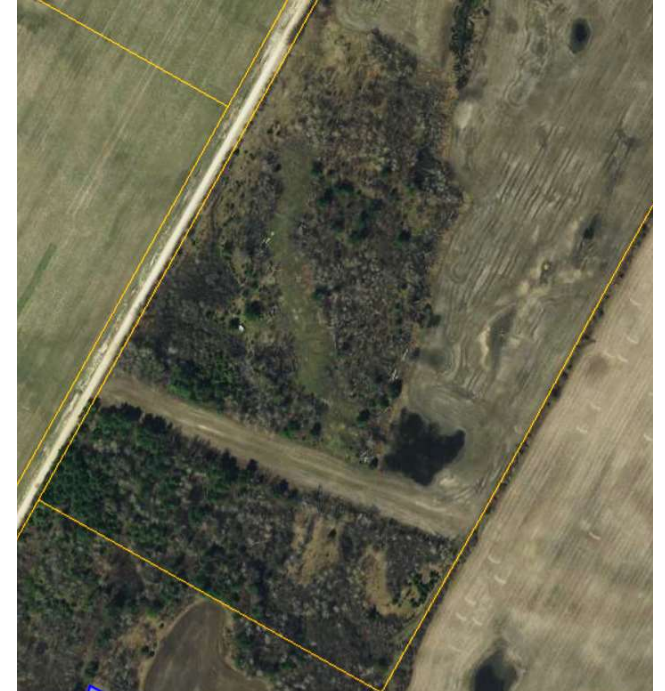




1978



1999



2015

Area: 12.8 acres

Proposed change: Agriculture to Natural Environment

Community: Deciduous Woodland & Swamp

Staff concur





Existing OP Designation



Technical Document



Staff concur: 6.4 acres of change to NE

Staff deny: 4 acres of change to NE (due to current use)

General 'Rules' Applied

- Where an Agriculture use exist, leave Agriculture.
- Recreation and Aggregate designations to remain as is
 - Where Natural Heritage features exist and development is proposed, the policies will outline requirements for assessment
- If a parcel currently has development potential, do not remove but address natural feature through policies and overlay.

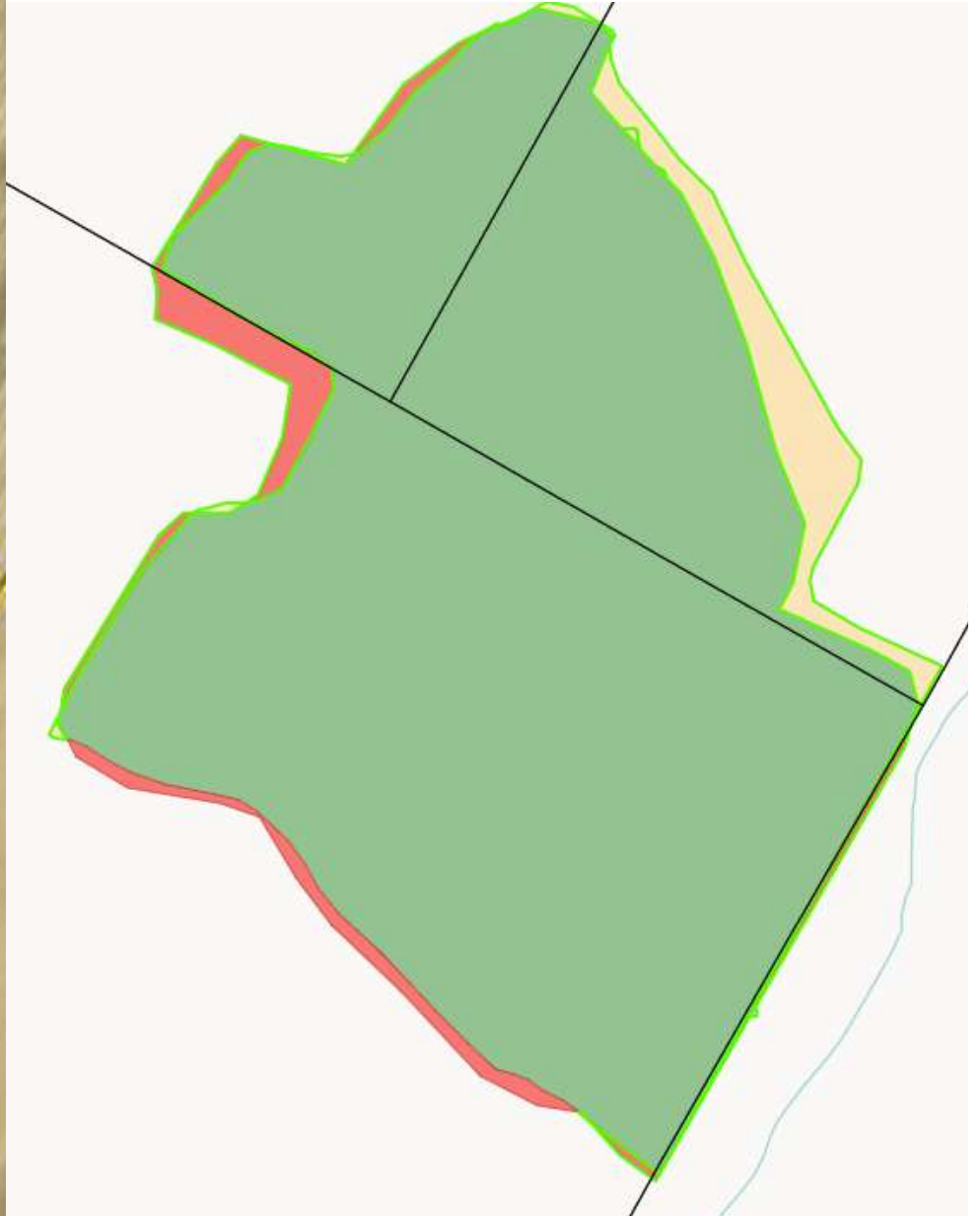
Observed Trends

- Strong correlation between meadows and pasture;
- Flood hazards need clarified throughout and particularly in settlement areas at river mouths;
- Significant sections of young plantation;
- Most changes are refinements –the scale of changes is key consideration.

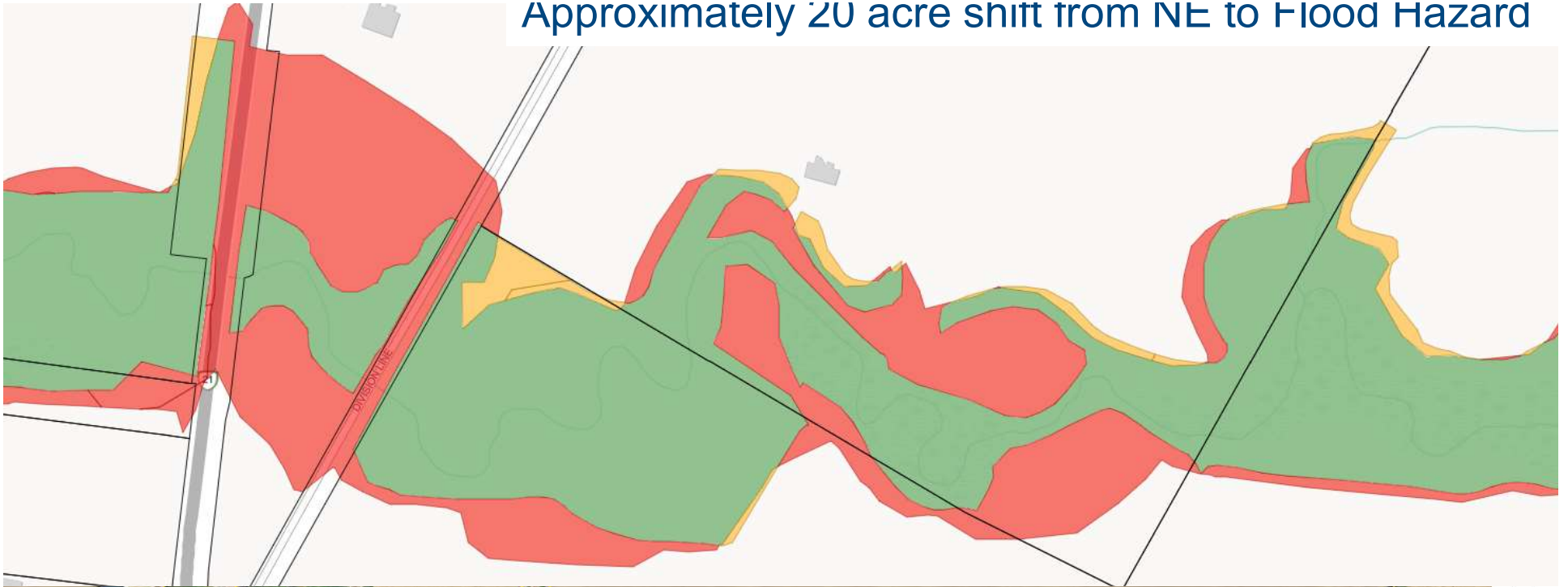


2015

1.6 acres added to NE
1.66 removed from NE

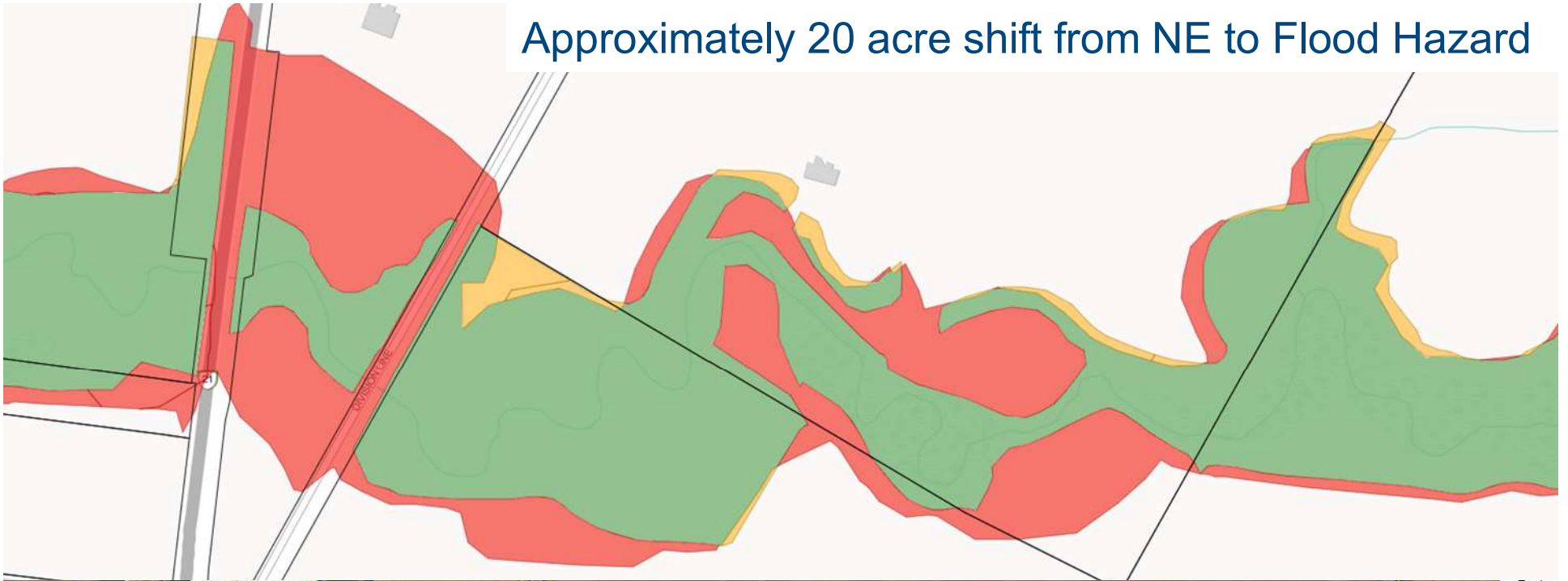


Approximately 20 acre shift from NE to Flood Hazard



Tools

Approximately 20 acre shift from NE to Flood Hazard



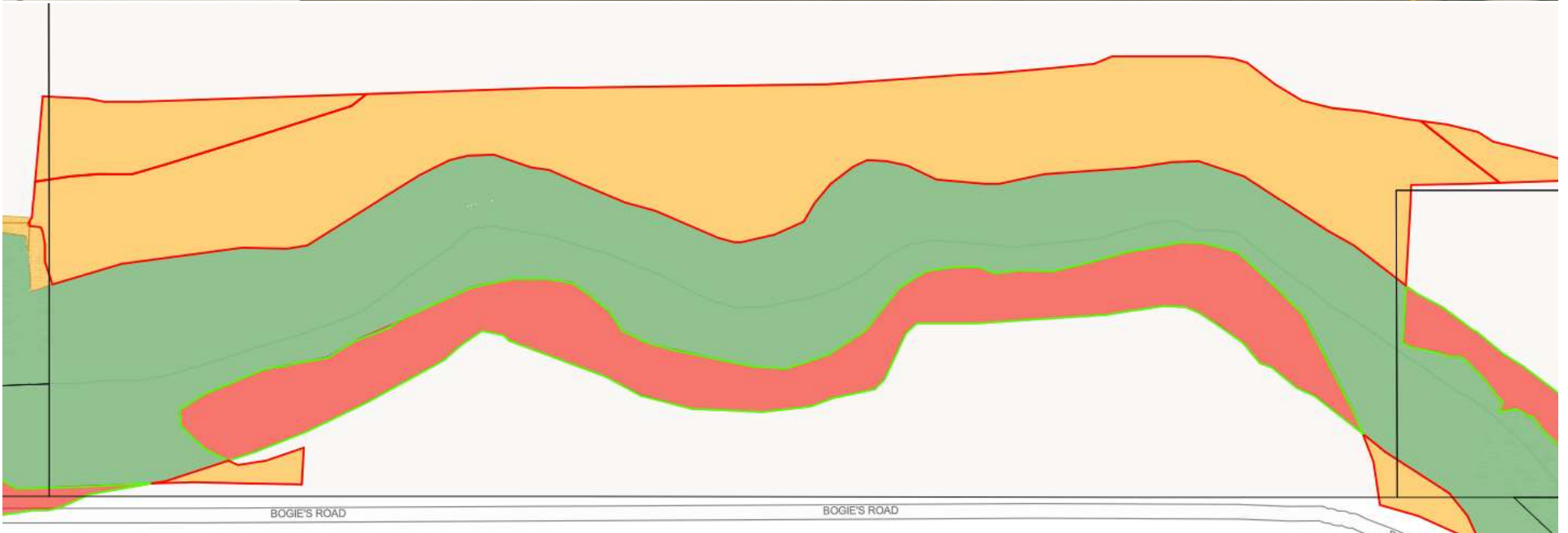


Area: 10.0 acres

Proposed change: Natural Environment to Agriculture

Staff concur and would support further to reflect current use

Staff concur with deletion from NE, deny addition to NE – use is pasture





Area: 9.66 acres
Community: Meadow
Consistent since 1966 aerials

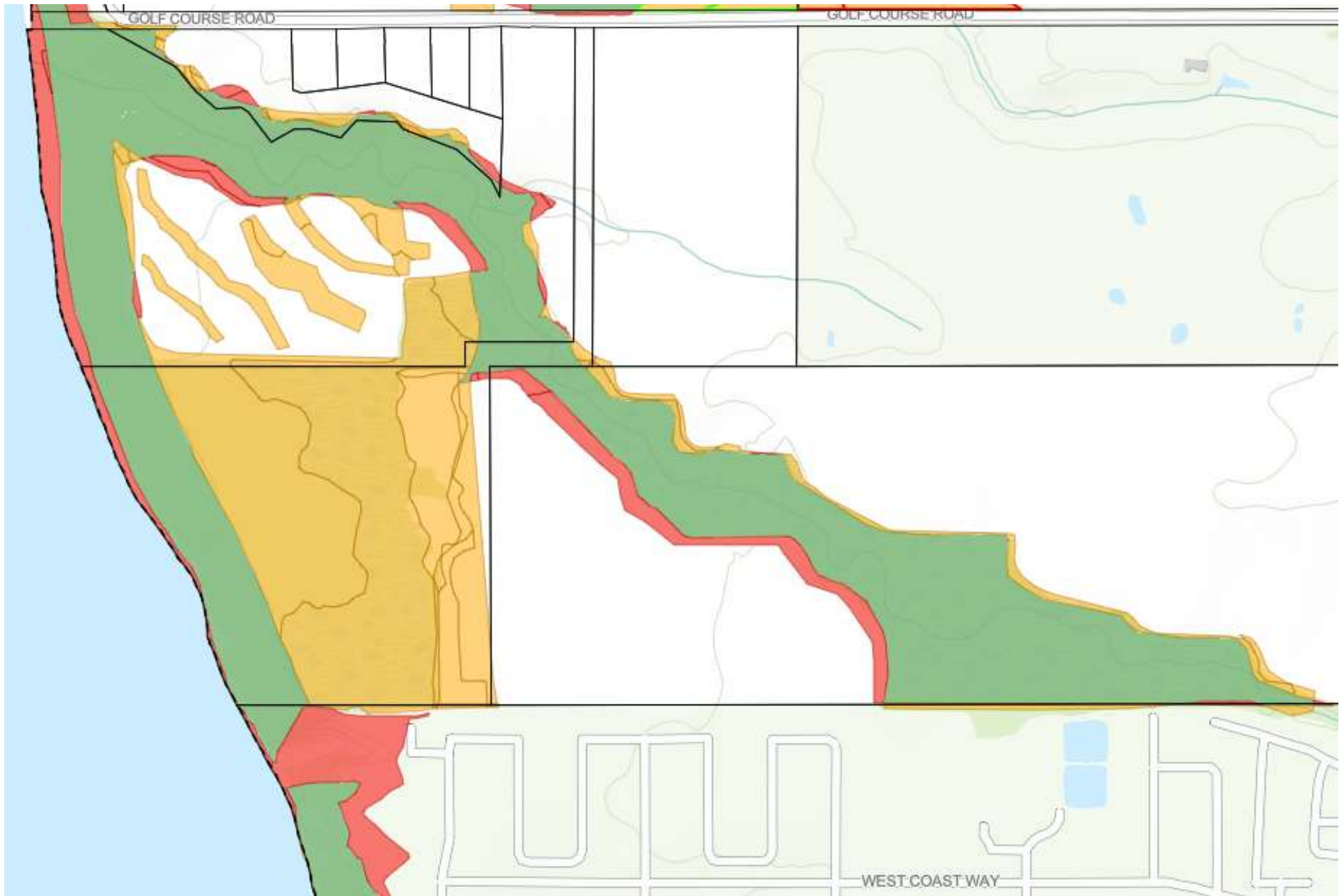


Area: 9.66 acres

Community: Meadow

Consistent since 1966 aerials

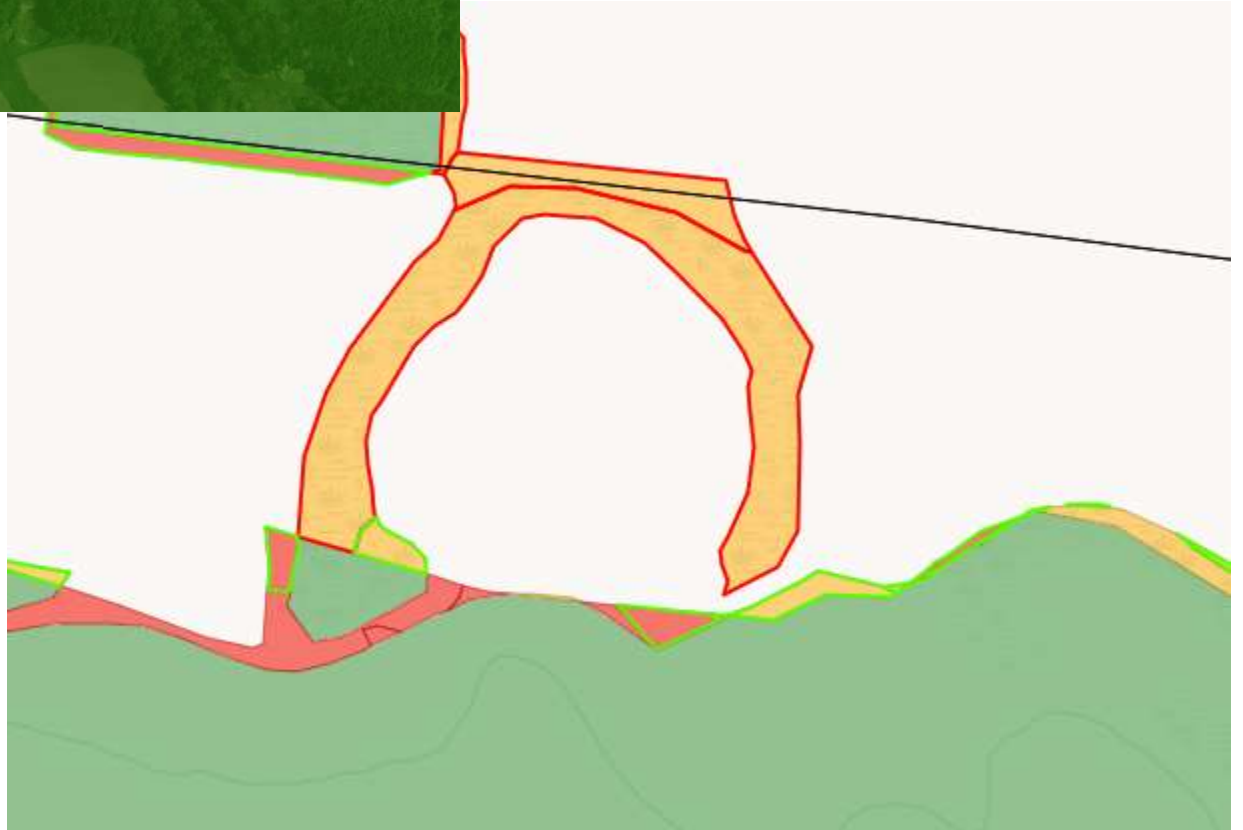
Street view information indicates pasture use





Staff deny shift from Lakeshore Residential to NE, candidate for overlay approach





Young plantations were identified as the largest shifts (in terms of acreage) from Agriculture to Natural Environment.

The direction of Council is sought. The following slides include several example.



1978



1999



2006

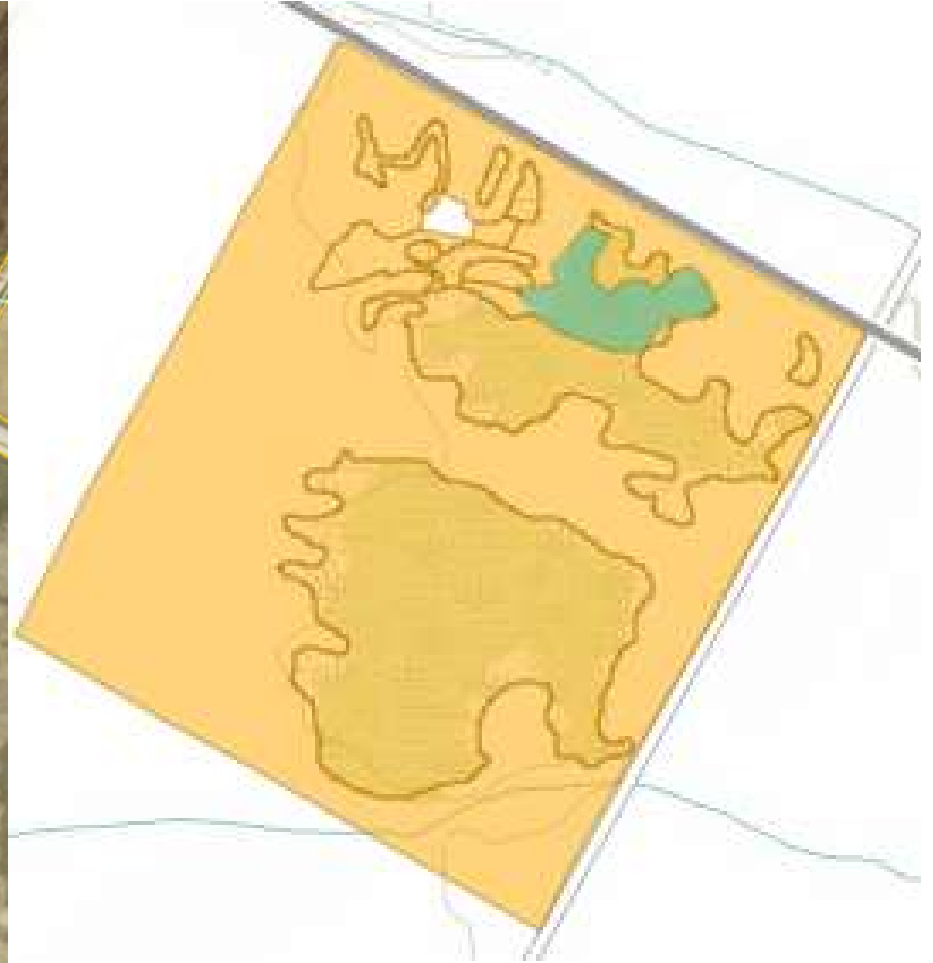


2010



2015





100 acre parcel
Community: Young Plantation
Proposed from Agriculture to Natural Environment

Council direction sought

Lakeshore plantation with what appears to be an well planned clearing for development purposes (maintained over time).



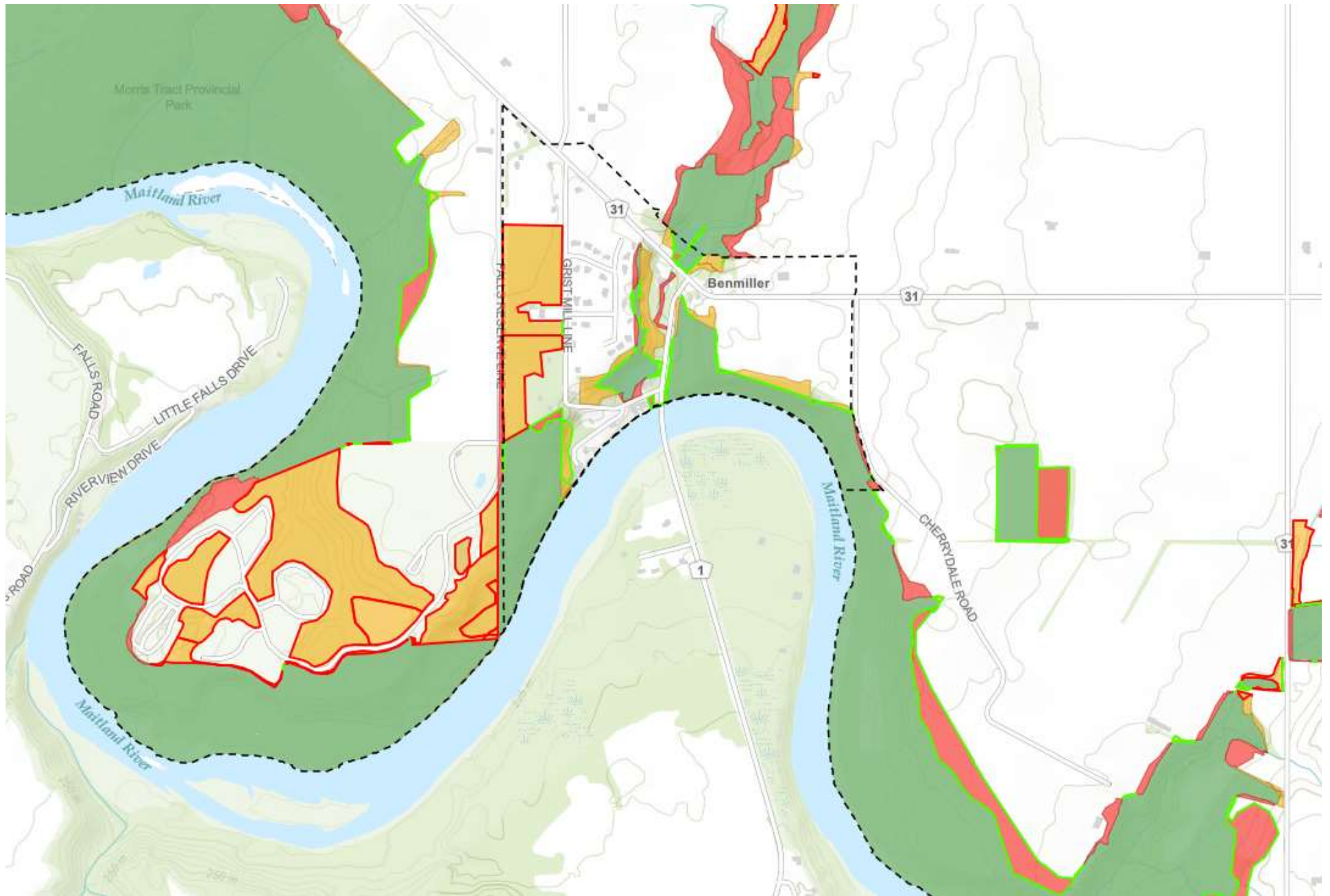
The Urban Settlement Areas include less changes overall.

Clarity is needed for those lots impacted by flood hazards (particularly at the rivers' mouths).

Want to ensure development rights are not removed unintentionally.

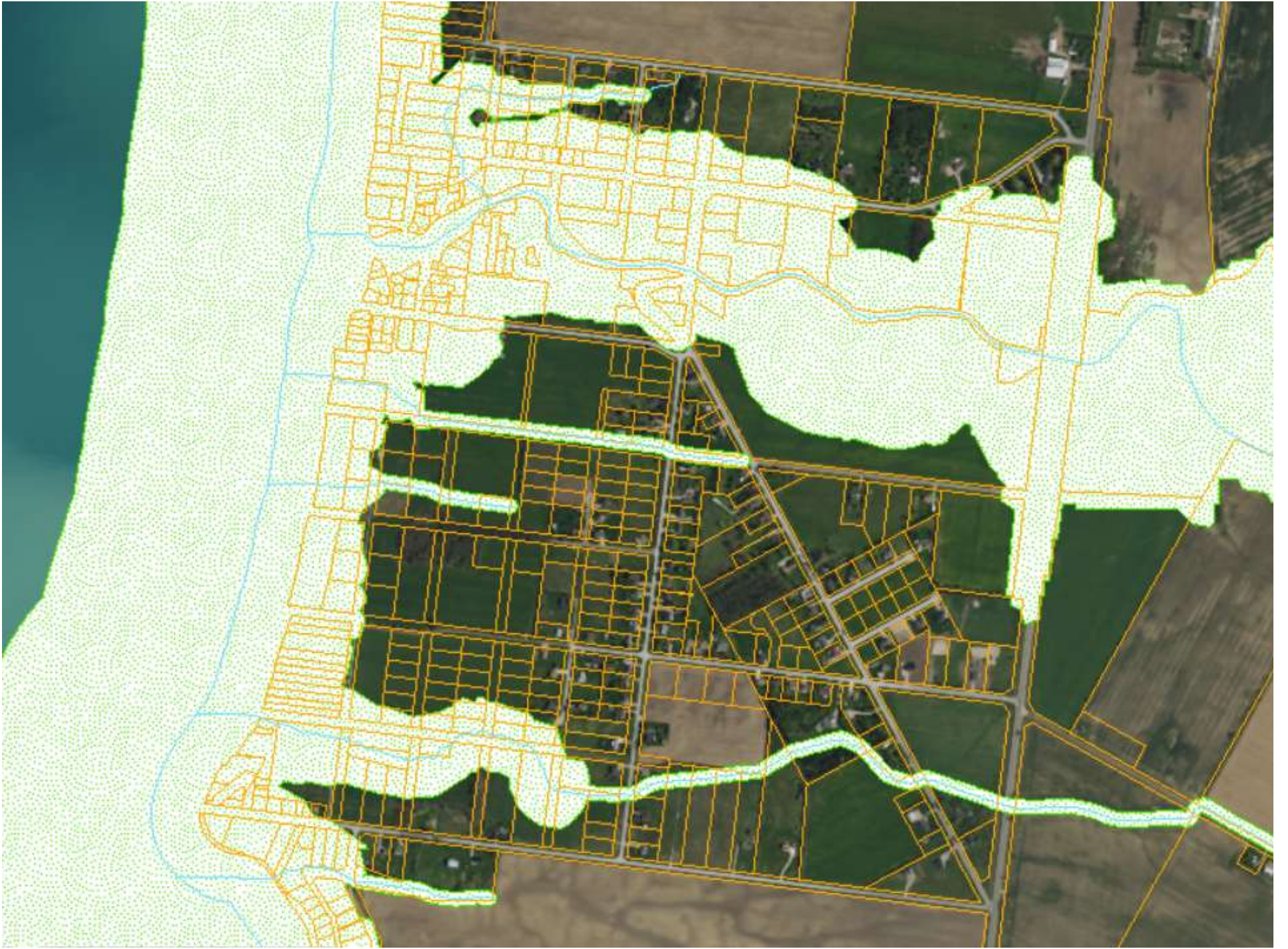


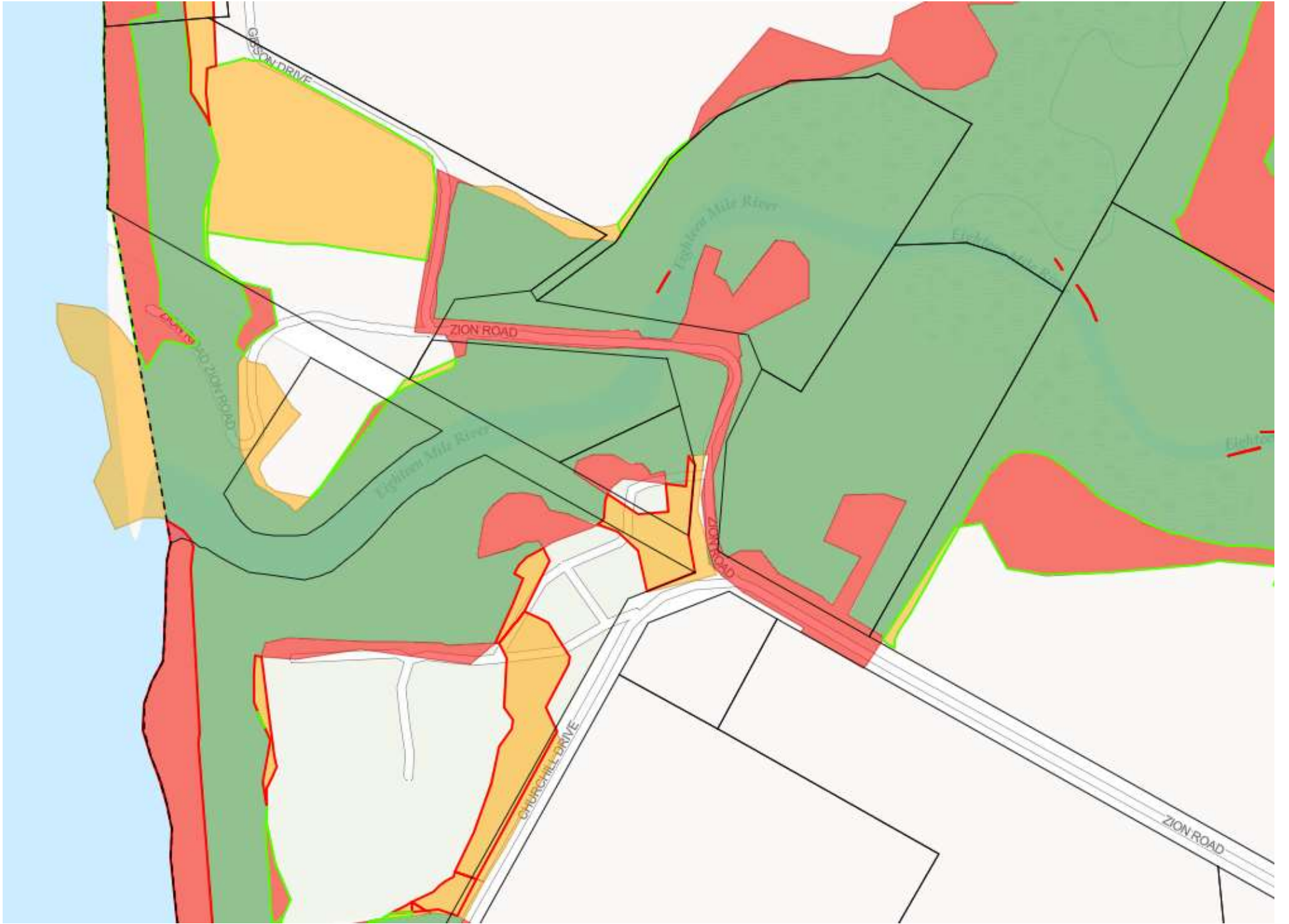




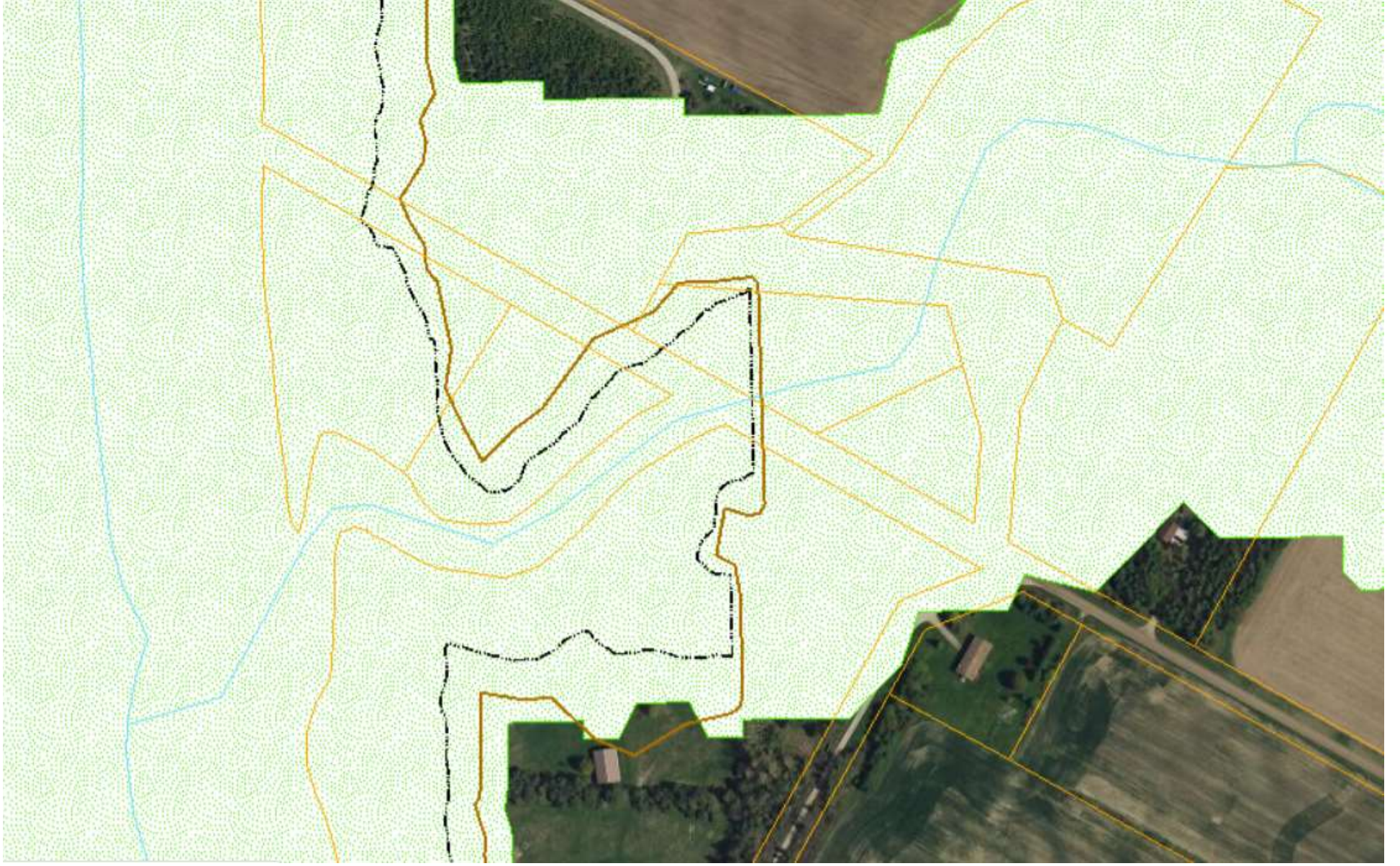






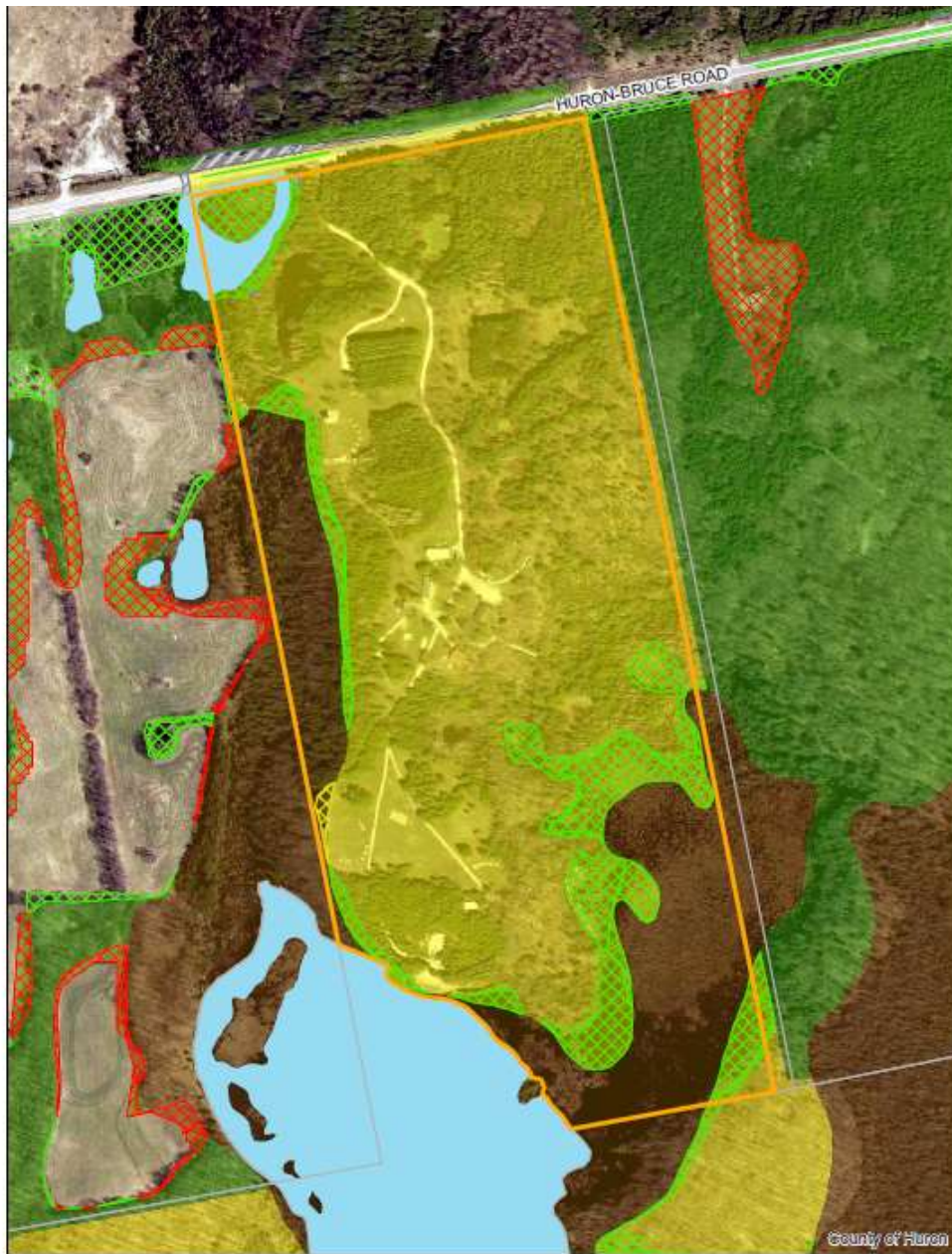








Proposed Approach: Natural Hazard overlay over Lakeshore Residential

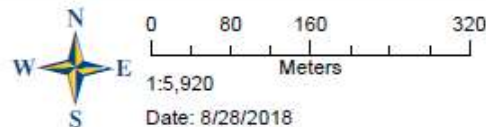


- Property
 - Parcels
 - Waterpoly
 - Watercourses
- Proposed Changes**
- Change to Agriculture
 - Change to Natural Environment
 - Proposed Extractive Resources - Secondary No Constraints
 - Recreation
 - Flood Plain
- Current Designation**
- Agriculture
 - Natural Environment
 - Wetland (to be renamed to "Natural Environment")
 - Extractive Resources
 - Settlement Areas
 - Existing or Abandoned Landfills
 - Recreation

Example of map sent to each landowner with existing designations and changes proposed.



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoimagery from 2015. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © Queen's Printer 2018. 8/28/2018





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
 From: Celina Whaling-Rae, Planner
 Date: December 15th, 2020

Re: Secondary Farm Residences

RECOMMENDATION

That this report be received for information and that direction be provided with regard to Council's interest in considering secondary farm residences as a part of the 5 Year Official Plan Review.

PURPOSE

During September's Official Plan (OP) workshop, Council and Staff discussed the possibility of potentially allowing for secondary farm residences in an effort to address some the various housing challenges faced by the community.

REVIEW

Staff have had opportunity to consult with other municipalities on this topic; namely Huron-Kinloss, which is the only known municipality to allow secondary farm residences as-of-right within their zoning provisions. The Planning & Development Department has also undertaken research on the topic as part of their Housing Friendly Review this past year. Based on these findings, the following would be recommended as provisions for allowing secondary farm residences in ACW:

- Allowing a secondary farm residence on properties zoned AG1 (General Agriculture);
- Allowing secondary farm residences to be occupied by an active/operating farmer or for full-time farm help;
- Permitting the secondary farm residence to be constructed a maximum of 60 metres from the existing farm building cluster;
- Permitting either shared or separate servicing for the primary and secondary farm residences;
- Permitting only one driveway to service both the primary and secondary farm residence;
- Requiring that the secondary farm residence meet applicable Minimum Distance Setback (MDS) guidelines);
- Not permitting a home industry or occupation within a secondary farm residence; and
- Not allowing the secondary farm residence to be considered for a future severance from the existing farm operation.

The aforementioned provisions aim to provide flexibility to residents while ensuring that the primary use of properties zoned AG1 remains agriculture, as required under the Provincial Policy Statement (2020). The Building Department has also noted that secondary farm residences are preferable from a fire safety perspective in comparison to enlarged dwellings and other forms of secondary units currently permitted within the zoning by-law.

SUMMARY

Allowing secondary farm residences within the Agricultural designation would serve as an opportunity to allow for increased housing density outside of settlement area boundaries, while retaining agriculture as the primary use and function of these properties.

Sincerely,

Celina Whaling-Rae
 Planner



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
 From: Celina Whaling-Rae, Planner
 Date: December 15th, 2020

Re: Land Evaluation and Area Review (LEAR)

RECOMMENDATION

That this report be received for information.

PURPOSE

During September's Official Plan (OP) workshop, the Land Evaluation and Area Review (LEAR) study process was discussed as part of a larger discussion regarding the Agricultural designation.

REVIEW

Staff have had the opportunity to learn more about what the LEAR process entails from staff at both OMAFRA and the Ministry of Municipal Affairs and Housing (MMAH). The LEAR Process is comprised of two components:

1. Land Evaluation (LE): rating of the soils in the study area via the Soil and Canada Land Inventory (CLI) data.
2. Area Review (AR): identifies other factors beyond soils that contribute to the suitability of the study area for agricultural activities via input from staff, Council, a community advisory committee, and OMAFRA.

Each portion of the study must comprise a minimum of 50% of the data used for the overall 'LEAR score' for the study area; being out of 200 points. Any lands scoring below 70 points on the LE portion and 140 points total can be considered 'rural' as opposed to 'prime agriculture' within the provincial planning context.

OMAFRA staff undertook an initial review of lands in ACW using the CLI data available. This same data would form the LE portion of a potential review. Their commentary was that it was highly unlikely for any parcels in the Township to result in a LEAR score low enough to result in a policy shift from 'prime agriculture' to 'rural' lands. Furthermore, the province places an emphasis on examining the study area from a holistic whole. In essence, the study would not enable designations to shift parcel to parcel.

The effect of shifting from a 'prime agriculture' to 'rural' designation was also evaluated. While there is increased flexibility permitted in the rural designation from a land division perspective, the Provincial Policy Statement (2020) still maintains that agriculture-related uses be maintained as the primary uses for these parcels.

It is anticipated that the cost of undertaking such a study would be great. Other evaluated municipalities have typically hired a third-party planning consultant with expertise in the realm to work on their behalf. While OMAFRA plays a role in providing data and policy advice, they are not able to 'lead' such a project. It was noted that these types of studies are typically undertaken by upper-tier municipalities.

Based on the information gathered, it is staff's recommendation that the Township proceed with a focusing efforts on other policy amendments deemed appropriate by Council during the Official Plan Review.

Sincerely,

Celina Whaling-Rae
 Planner



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677

Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
 From: Celina Whaling-Rae, Planner
 Date: December 15th, 2020

Re: Ashfield-Colborne-Wawanosh Official Plan 5 Year Review

RECOMMENDATION

It is recommended that Council commence a review of the Township of Ashfield-Colborne-Wawanosh under Section 26 of the Planning Act and a special meeting of Council, open to the public, be held in the New Year to discuss revisions to the Official Plan that may be required.

COMMENTS

The Township of ACW has a long history of setting Official Plans, starting with the adoption of a secondary Land Use Plan in 1976. Over time, this original secondary Plan has evolved and eventually formed the basis for the Official Plan for the Township.. As was discussed throughout the various OP workshops held throughout the year, the last full scale review of the OP occurred in 2011. While smaller amendments have been made since then, a full scale review will provide the Township with the opportunity to address current needs of the community and implement strategic priorities into the land use planning document.

Requirement for a Review

Section 26 of the Planning Act requires the council of a municipality to revise their official plan not less than every five years. Since the last 5 Year Review of the ACW OP occurred in 2011 another review is required. The Act requires the review to ensure that the OP:

- (i) conforms with provincial plans or does not conflict with them, as the case may be,
- (ii) has regard to the matters of provincial interest listed in section 2 of the Act, and
- (iii) is consistent with policy statements issued under subsection 3 (1) of the Act.

In addition, a local official plan is required to conform to the upper tier Official Plan under section 27(1) of the Planning Act. The Huron County OP has been revised since the last 5 Year Review of the ACW OP and a review, and any resulting revisions, is necessary to ensure the ACW OP remains in conformity with the County OP. Examples of areas to be addressed include updated language regarding attainable/affordable housing and climate change, and policies to reflect the updated Provincial Policy Statement (2020).

Draft Timeline

The Planning Act outlines a number of required, minimum steps in conducting a review of an official plan including:

- a) a special meeting of Council at the beginning of the process to discuss revisions to the OP that might be required and soliciting suggestions from the public and agencies on their revisions;
- b) an open house on the draft OP amendment (OPA); and
- c) a public meeting on the draft OPA.

The following page provides a draft timeline for conducting the Official Plan review based on the minimum number of meetings/open house events required by the Planning Act. The draft timeline proposes that the review be completed and the amendment to revise the Official Plan be adopted by Council by fall 2021, with the amendment being approved by the County and in full force and effect by the end of the year, provided no appeals are received. Council may wish to have more public meetings depending on how the process unfolds. The schedule itself is fairly fluid and dependent upon a range of factors, most notably comments received from the public and the extent of the revisions needed to the Plan. An earlier rather than a later completion date is preferred and will be strived for; however, Council will be kept informed of the progress and the need for any revisions to the timeline.

| Date | Event/Action |
|----------------------|--|
| January 2021 | Advertisements in local newspapers of Special Meeting of Council to be held June 21 st . Circulation to required agencies. (Notice of meeting published 2 weeks in local newspapers at least 30 days prior to meeting.) |
| February 16, 2021 | Special meeting of Council, open to the public, to discuss the revisions to the OP that might be required. |
| February-April, 2021 | Prepare/review/revise draft OP amendment with staff. |
| March 16, 2021 | Council meeting to review proposed amendment and confirm Sept. 22 nd open house date. |
| March 2021 | Advertisements in local newspapers of Sept. 22, 2016 open house. Circulation to required agencies. (Notice of open house and public meeting circulated at least 20 days prior.) |
| March 2021 | Review by prescribed agencies. |
| April 13, 2021 | Open house to discuss contents of proposed OPA with public. |
| | Report to Council on open house. |
| May 2021 | Revision following public and agency consultation. |
| June 2021 | Report to Council on revised proposed amendment and confirm public meeting date. |
| June 2021 | Advertisements in local newspapers of Dec. 6, 2016 public meeting. Circulation to required agencies. (Notice of public meeting circulated at least 20 days prior.) |
| July 2021 | Public meeting to present proposed OPA and receive public presentations to Council. (Public Meeting must be at least 7 days after the open house.) |
| July 20, 2021 | Council adoption of by-law to amend OP. |
| August 2021 | Clerk circulates notice of adoption to the County of Huron, required agencies, and anyone who requested notice of adoption. (Notice of adoption must be circulated within 15 days of passing the by-law.) |
| September 1, 2021 | County Committee of Whole Day 1 reviews OPA and makes recommendation to County Council. |
| September 1, 2021 | County Council makes decision on OPA, either: <ul style="list-style-type: none"> - approve - deny - approve with modifications - defer |
| September 2021 | Appeal period on decision of County Council ends and the OPA comes into force if approved and no appeals. (Appeal period is 20 days from when notice of decision is given.) |

Next Steps

The recommended first step in the review process is for Council to formally commence a review of the Township of Ashfield-Colborne-Wawanosh Official Plan under Section 26 of the Planning Act. In addition, the date for the special meeting of Council, shown as February 16th in the draft timeline, should be confirmed so the required statutory notification can commence.

Sincerely,



Celina Whaling-Rae
Planner

ACW Official Plan Five Year Review

December 17, 2020



HURON
C O U N T Y

Official Plan Review Process

| Step | Parties Involved | Details | Proposed Timeline |
|-------------------------------------|------------------------|--|---------------------|
| Initiation of Review | Council | Resolution | December 2020 |
| Section 26 Meeting | Council, Staff, Public | Similar in nature to a Public Meeting. Opportunity to present proposed topics for revision to the public | January 2021 |
| Drafting of Revisions | Staff | Writing proposed policy changes based on input from Council, Public, Agencies, and fellow Staff | February-April 2021 |
| Consultation with Agencies | Staff, Agencies | Review with agencies such as Maitland Valley Conservation Authority | March 2021 |
| Public Open House | Council, Staff, Public | Gathering input from the public on proposed amendments | April 2021 |
| Public Meeting | Council, Staff, Public | Presentation of proposed amendments based on Council, agency, and public input | July 2021 |
| Adoption of Official Plan Amendment | Council | | July 2021 |
| County Approval | Huron County Council | All local Official Plans are subject to final approval from Huron County Council | September 2021 |

Milestones

- ACW Council identified their strategic goals, including those for development, during the Strategic Planning Session held in 2019.
- The Port Albert Master Servicing Plan is nearing completion, which will increase development opportunity in Port Albert.
- ACW Council and Staff participated in numerous Official Plan workshops during 2020. This gave Council and Staff the opportunity to:
 - Read through and better understand the Official Plan
 - Gain perspective on other applicable documents which influence local policies (i.e. the Provincial Policy Statement, the Huron County Official Plan, etc.).
 - Understand one another's' perspectives on which policies are due to be amended.
 - Discuss the ways in which the priorities of the Strategic Plan can be implemented into the Official Plan review.

Communication Strategy

Huron County Connects



Home » Ashfield Colborne Wawanosh Official Plan Review

Ashfield Colborne Wawanosh Official Plan Review



The Township's Official Plan is a land use planning document that is a statement of where and how development should take place. The Plan includes the vision, goals and policy directions for development of the Township. The Plan was written in 2003 with extensive input from the community and has been updated and reviewed in years since, most recently in 2013. A Review offers an opportunity to ensure the Plan continues to reflect the vision of the community.

Specifically, the purposes of this Plan are:

- To create a planning environment that addresses the needs and aspirations of the community;
- To build a vision for the future of the Township which is agreed upon generally by the community and which the community has an active role in implementing;
- To create a forum for community-based dialogue in the design, implementation and review of the Plan;
- To develop a land use planning program that maximizes compatibility and minimizes conflict between different land uses;
- To ensure that future development and decisions in the Township are in keeping with the vision, goals and policies of this Plan;
- To promote a healthy, prosperous, vital community that encourages development and growth;

Who's Listening

Celina Whaling-Rae

Planner
County of Huron

Phone 519-524-8394 ext 3
Email cwhalingrae@huroncounty.ca




Denise Van Amersfoort

Senior Planner
County of Huron

Phone 5195248394 ext 3
Email dvanamersfoort@huroncounty.ca



Documents

-  ACW ConsolidatedOfficial Plan.pdf (11 MB) (pdf)

Communication Strategy

Communication Methodology:

- Speaking directly with residents via Huron County Connects.
- Creating a 'Project Page' on the Township website dedicated to the Official Plan Review which will provide updates & information throughout the process.
- Letters to every landowner with information & mapping.
- Including information in the Township's tax newsletter.
- Interview with the Staysh (if deemed appropriate).

Public Consultation

Key stakeholder groups include:

- Lakeshore residents
- Kingsbridge Centre
- Dungannon Community Alliance
- Old Order Community
- St. Helen's Community Group

Key agencies include: MVCA, MTO, etc.

It is not anticipated based on the proposed timeline that there will be opportunity for in-person consultation. However, staff are open to the idea of an 'open air open house' at a larger venue, should conditions permit.

Otherwise, staff will utilize the following resources:

- Mailing of proposed Official Plan mapping to all residents prior to Public Open House.
- Consultation with groups representative of various community groups (i.e. the lakeshore association, the St. Helen's Hall Committee, the Dungannon Community Alliance) via Zoom.