

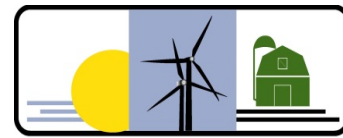
ACW Official Plan Open House

August 11th, 2021



TOWNSHIP OF
ASHFIELD-COLBORNE-WAWANOSH





TOWNSHIP OF
ASHFIELD – COLBORNE – WAWANOSH

Official Plan Review Timeline To Date

Step	Details	Date
Initiation of Review	Resolution passed by Council to initiate review.	January 2021
Section 26 Meeting	Council & public provided direction of review.	March 2021
Consultation	Gathered feedback & insight from community groups on proposed revisions.	2020-present
Drafting of Revisions	<ul style="list-style-type: none">• Wrote proposed policy changes.• Generated proposed mapping changes.• Mailed out proposed mapping changes. <i>Staff continue to respond to inquiries regarding proposed changes.</i>	March - present
Open House	Staff presents first draft of revised Official Plan. Additional opportunity for public input & further direction from Council.	August 2021
Public Meeting	Staff presents further revised Official Plan. Council may choose to approve or deny revised policies and mapping.	Tentatively Fall 2021
Approval of Amendment	Revised Official Plan must be approved by ACW & Huron County Council before it is in full-force and effect.	Tentatively Fall 2021



Purpose of the Open House

- To present a first draft of the revised ACW Official Plan to Council and the Public.
- To continue to gather the public's ideas of how planning and development should occur in the community.
- To gather the public's & Council's feedback of additional revisions to the Official Plan.
- For staff to answer general questions regarding the Official Plan and planning and development.

Purpose of the Open House

The Open House is not intended to be:

- When any decisions are made with regard to policies or mapping.
- When staff answers property-specific inquiries.
- When a specific planning application is discussed.

Correspondence received regarding proposed land use designation changes and staff's response will be provided at the future Public Meeting.

Those who attendance who do have property-specific inquiries and/or questions they would prefer to ask one-on-one are invited to:

- Drop into the ACW Municipal Office any time on Thursday, August 12th or Friday August 13th to meet one-on-one outdoors.
- Email cwhalingrae@huroncounty.ca
- Phone 519-524-8394 ext. 3285

Work to Date

- Consulted with Maitland Valley Conservation Authority with regard to proposed mergence of flood hazard mapping and lakeshore development policies.
- Consulted with HM Aero with regard to Goderich Airport policies.
- Consulted with OMAFRA & MMAH with regard to Agriculture policies.
- Consulted with community groups.
- Compiled a first draft of a revised ACW Official Plan.
- Mailed out proposed land use designation changes (letter + map) to approximately 1400 residents.

Staff have received over 200 inquiries regarding the proposed land use designation changes. The Planning Department is continuing to return these calls and schedule site visits where appropriate.

Highlights of First Draft

For those in attendance – the first draft of the Official Plan can be accessed here: <http://www.acwtownship.ca/property-development/official-plan/>

Throughout the Plan

- Additional language to support mitigating climate change

Section 1: Plan and Its Purpose

- Addition of a land acknowledgement that the Township is the traditional territory of the Anishinaabe, Haudenosaunee and Neutrel peoples.

Highlights of First Draft

Section 3: Agriculture

- Permitting an additional residential unit accessory to a main dwelling on farms (i.e. a second permanent residence) within the main dwelling or in a separate building.
- Shifting from permitting home occupations to on-farm diversified uses.
- Clarifying renewable energy systems (i.e. wind, solar) as permitted uses within the Agriculture designation.

Highlights of First Draft

Section 4: Community Development (*previously Economic Development*)

- Proposing a shift from the economic development language in this section to community development: speaks more broadly to the Township's economic, social, and environmental resources as the basis for the local rural economy
- Identifying and protecting the Township's community heritage resources
- Introducing energy conservation and climate change action policies
- Implementing sourcewater protection policies.

Highlights of First Draft

Section 5: Extractive Resources

- Proposing that a Cumulative Impact Assessment be required for applications proposing new pits in close proximity to an existing, licensed pit.

Section 6: Natural Environment

- Proposing to implement the policies of the Huron County Natural Environment update, with consideration for the local context.

Section 8.4: Settlement Areas – Villages and Hamlets

- Proposing language to create opportunity for a special policy area in St. Helen's.

Highlights of First Draft

Section 8.5: Settlement Areas – Lakeshore Residential

- Proposing a shift from the current seasonal/year round approach to a service access approach in differentiating between lakeshore developments.

Section 8.6: Settlement Areas – Residential Park

- Proposing to allow for higher density development in areas on full communal services (i.e. the Bluffs).

Highlights of First Draft

Section 8.7: Settlement Areas – Airport

- Proposing to allow for strategic placement of non-airport related uses on airport lands, provided they are demonstrated to be compatible with the airport.
- Clarifying how compatibility shall be demonstrated.

Section 9.6: Implementation – Site Plan Control

- Clarifying the considerations in evaluating site plans.

Highlights of First Draft

Section 9.14.2: Complete Application – Extractive Resources

- Proposing to potentially require the following with an application related to extractive resources:
 - The Cumulative Impact Assessment aforementioned.
 - A Heritage Impact Assessment for applications proximate to a cultural heritage resource.
 - An Agricultural Impact Assessment.

Section 9.14: Complete Application

- Clarifying the potential provincial studies that may be required with an application.

Next Steps

Council previously directed staff to compile reports on farm sizes and de-designation of smaller communities. These will be brought forward in the near future prior to the Public Meeting.

Staff will continue to respond to inquiries regarding the Official Plan and proposed land use designation changes.

Next Steps

If Council is generally satisfied with the direction of the Official Plan, it would be reasonable to consider scheduling a Public Meeting.

- Between now and then, staff would further revise the Official Plan as per comments received today and finalize recommendations on policies and mapping.
- At the Public Meeting, a further refined draft will be presented based on feedback gathered today, as well as proposed mapping (including correspondence received on the land use designation review and staff's comment).

Alternatively, if it is felt a substantial amount of revisions are needed, the Public Meeting may be scheduled at a later date.