



PLANNING & DEVELOPMENT

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To: Township of Ashfield-Colborne-Wawanosh

From: Celina Whaling-Rae, Planner & Denise Van Amersfoort, Manager of Planning

Date: April 28, 2022

Re: Official Plan Five Year Review

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for consideration at their May 3, 2022 session.

RECOMMENDATION

It is recommended:

- 1) That Council adopt the Five Year Review Amendment to the ACW Official Plan;
- 2) That the amended Official Plan be forward to the County of Huron for approval; and that;
- 3) Council direct staff to prepare a housekeeping amendment to the Comprehensive Zoning By-law in order to implement changes as per the revised Official Plan.

PURPOSE

The Township of Ashfield-Colborne-Wawanosh has been undertaking a Five Year Review of its Official Plan; formally commenced in March of 2021, the review has been ongoing for approximately one year and final amendment is provided for Council's consideration. The purpose of this report is to present the revised document, summarize major changes, identify outstanding concerns and to recommend that the revised document be adopted by ACW Council.

PROCESS TO DATE

The following is a summary of the Official Plan review process to date:

Date	Actions
2020-2021	Series of workshops with Council and staff to discuss vision(s) for Official Plan.
March 9, 2021	Virtual Section 26 meeting to receive public input on the need to review the Official Plan.
Spring/Summer 2021	Preparation of policy amendments; Preparation and distribution of mapping amendments; and Agency and community consultation.
August 11, 2021	Virtual Open House

Fall/Winter 2021	Ongoing consultation and follow up with residents
January 15, 2022	Special Meeting of Council to provide staff with direction on outstanding items
February 2022	Amendment of policies and mapping based on Council's direction.
March 15, 2022	Virtual Public Meeting held with close to 100 participants in attendance
April 2022	Final document revisions.

MAJOR AMENDMENTS

The Five Year Review Amendment consists of both policy and mapping changes. The following is a highlight of changes proposed:

- Permitting additional residential units as of right within the Agriculture and Village/Hamlet designations.
- Allowing for agriculture-related and on-farm diversified uses to be established as of right within the Agriculture designation.
- Implementing the County of Huron's Natural Environmental Update and Maitland Valley Conservation Authority's Flood Hazard mapping.
- Re-allocating settlement area lands from areas with servicing or environmental constraints.
- Adding a Land Acknowledgement statement which recognizes ACW as the traditional territory of the Anishinaabe, Haudenosaunee and Neutral peoples and the Township's role in moving forward in the spirit of reconciliation.
- Adding climate change action policies in an effort to prioritize development standards that prioritize climate change adaptation and mitigation.
- Adding community development policies which recognizes cultural heritage resources in ACW.
- Enhancement of sourcewater protection policies.
- Implementation of a natural environment systems approach.
- Clarifying service access along the lakeshore.
- Identifying compatibility considerations proximate to the airport.
- Addition of a settlement area designation.
- Identifying that Council may choose to delegate decision-making authority to municipal staff in accordance with the Planning Act.
- Identifying considerations for site plan control.
- Clarifying submission requirements for Extractive applications; including measuring cumulative impacts and considering agricultural system impacts.
- Outlining potential submission requirements for planning applications.

Since the Public Meeting held on March 15th, there have been a handful of property specific mapping objections received. These objections have been included in the agenda package for Council's information. Staff are able to discuss the specific property matters further at

the direction of Council. It is recommended that the mapping changes be approved at this time.

COMMENTS

Despite the challenges of the COVID-19 pandemic, the Township has achieved a thorough level of public consultation throughout the Official Plan Review process. As per Council's direction, all residents whose properties had a proposed land use designation change received notice of such in the mail; this impacted approximately one quarter of all properties within ACW. Further, all residents received notice in the mail of the Open House and Public Meeting. This resulted in staff speaking with over 300 residents throughout the Review process, allowing for a great deal of discussion to occur. Staff also met in person with residents upon request including members of the Anabaptist community. Staff are of the opinion that the document presented reflects the direction of Council and the feedback of the public while being consistent with local and provincial planning policies.

ACW Council held the Public Meeting for the Five Year Review process on March 15, 2022. Most site specific issues that were raised before, during, or after the public meeting have been resolved, with the exception of the proposed Settlement Area designation impacting 81421 Champlain Boulevard (Part Block A, Concession Western Division, Colborne Ward); a separate report addressing this particular item is attached to this report. Staff are recommending at this time that these lands be re-designated to be included within the settlement area, and that the remainder of proposed settlement area changes be abandoned; this is reflected in the final version of the document. Rationale is further outlined in the separate report.

A further outcome of this review process is that, at the direction of Council, Huron County Council has received correspondence from the Township requesting that the Huron County Aggregate Strategy be reviewed and updated by the Planning & Development Department.

NEXT STEPS

The proposed ACW Official Plan Five Year Review Amendment is consistent with the Provincial Policy Statement and the County of Huron Official Plan. As Huron County Council is the approval authority for local Official Plans, it is recommended that ACW Council **adopt** the Five Year Review Amendment to the ACW Official Plan; and forward the amendment to the County of Huron for approval.

It is further recommended that Council direct staff to proceed with preparing a housekeeping amendment to the ACW Comprehensive Zoning By-law to implement any applicable changes resulting from the revised Official Plan.

We will be in attendance at the May 3rd, 2022 session of Council to provide additional information as necessary.

Respectfully,



Celina Whaling-Rae
Planner

'Original signed by'

Denise Van Amersfoort, Manager of Planning