



PLANNING & DEVELOPMENT

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To: Township of Ashfield-Colborne-Wawanosh, Mayor, and Members of Council
From: Celina Whaling-Rae, Planner
Date: March 10th, 2022

Re: **Official Plan Review Public Meeting**

This report is submitted to Ashfield-Colborne-Wawanosh (ACW) Council for the Public Meeting on March 15th, 2022.

RECOMMENDATION

It is recommended that:

- Council receive this report for information, and further that;
- Council hold the public meeting for the purpose of obtaining input from the public.

PURPOSE

The *Planning Act* prescribes a process municipalities must follow when undertaking a 5 year review of an Official Plan. The purpose of this public meeting is to provide the public with an opportunity to address Council on any matter(s) relating to the Official Plan before Council may consider recommending the amended document be approved to the County of Huron.

This report seeks to summarize additional changes to the Official Plan since the open house held in August 2021 for both Council and the public's information, as well as indicate which direction Council has given on a number of outstanding items.

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 th , 2021	Virtual Section 26 meeting held to kick off Official Plan review.
Spring/Summer 2021	Preparation of policy amendments; Preparation and distribution of mapping amendments; and Agency and community consultation.
August 11 th , 2021	Virtual open house held.
Fall/Winter 2021	Ongoing consultation and follow up with residents.
January 15 th , 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 th , 2022	Virtual public meeting held.

Following the public meeting, it is anticipated that staff will proceed with any further revisions before bringing back a final document for Council to consider for recommendation to the County of Huron. Huron County Council may subsequently adopt the revised Official Plan.

DIRECTION SINCE OPEN HOUSE

The following are topics which been discussed in the scope of the Official Plan review since the open house held in August 2021, as well as a summary of Council's direction on these items to date.

Smaller Agricultural Parcels

Staff and Council have reviewed the possibility of reducing the minimum lot size in the Agriculture designation in order to permit the creation of smaller farm units. Based on (i) staff's conversations with Ministry of Municipal Affairs and Housing (MMAH) staff, (ii) review of local and provincial planning policies, and (iii) review of correspondence from OMAFRA, it was determined that reducing the minimum lot size is not supportable at this time. Alternatively, it was determined that the Township may permit additional residential units within the Agriculture designation.

De-Designation of Settlement Areas

Staff and Council have explored potential amendments to existing settlement area boundaries across the Township as part of the Official Plan review. Council provided direction to limit the scope of proposed changes to include only those properties with known servicing constraints; abandoning the remainder of the properties under review.

Cumulative Impact Assessments/Extractive Resources

Council and staff have discussed what submissions may be required for planning applications seeking to allow for aggregate resource extraction; particularly with regard to measuring cumulative impact(s). Consideration was given to the Ministry of Northern Resources and Forestry's (MNRF) jurisdiction over aggregate resource extraction under the *Aggregate Resources Act*. Staff suggested that it may be appropriate for the original 2004 Huron County Aggregate Strategy to be revisited in order to more accurately refine existing Aggregate designations within the ACW Official Plan.

A subsequent resolution was passed by Council at their regular Council meeting on February 15th, 2022 to recommend that (i) MNRF consider revising licensing requirements to better recognize and manage impact(s) of excavation operations on the surrounding environment and communities and (ii) Huron County Council direct Planning and Development staff to review and update the Huron County Aggregate Strategy.

Flood Hazard Designation

Staff and Council discussed comments received with regard to the proposed implementation of the Flood Hazard designation. Discussion was had with regard to the merit of implementing Maitland Valley Conservation Authority's (MVCA) Flood Hazard data set into the Official Plan document. Council agreed with staff's recommendation to take a modified implementation approach of a Flood Hazard overlay being applied to existing designations. The overlay would indicate development considerations while allowing properties to remain subject to the same designation policies as they are today.

Land Use Designation Review

Staff and Council previously had the chance to review outstanding objections received with regard to property-specific proposed land use designation changes. Direction was provided on these objections, and is summarized in the presentation within the agenda package. There are a handful properties with outstanding concerns which staff will be seeking direction on during the meeting.

Council subsequently provided direction to proceed with expanding existing settlement area boundaries to include two properties; those being the properties municipally addressed 81421 Champlain Boulevard and 3665A Saltford Road. Council concurred with staff's recommendation to proceed with a designation of Settlement Area for 81421 Champlain Boulevard should the settlement area boundary expansion be approved, rather than a designation of Residential Park. The remainder of properties considered for settlement area boundary expansions were abandoned.

MOVING FORWARD

The Public Meeting is intended as an opportunity for the public to address Council on any items within the Official Plan. Following the Public Meeting, staff will work toward bringing back a report with a list of recommendations for implementation, as well as a final draft Official Plan for Council's consideration.

Respectfully,



Celina Whaling-Rae
Planner