

# **SOUTH HURON OFFICIAL PLAN**



**July 3, 2003**

**Consolidated February, 2024**

**Five Year Review Amendment**

**Prepared by:  
Municipality of South Huron  
County of Huron Planning and Development Department**

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**MUNICIPALITY OF SOUTH HURON  
OFFICIAL PLAN  
CONSOLIDATION**

This document is a consolidation of the Municipality of South Huron’s Official Plan and subsequent amendments made thereto. This compilation is for convenience and administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Clerk.

<b>Official Plan Amendment</b>	<b>Purpose</b>	<b>Local Adoption</b>	<b>County Approval</b>
1	South Huron Official Plan	May 26, 2003	July 3, 2003
2	Oakwood Condominium	June 2, 2003	July 3, 2003
3	Exeter Land Use Map	January 8, 2007	March 1, 2007
4	McCann Apartments	July 30, 2007	September 28, 2007
5	Landrush Incorporated	December 17, 2007	February 6, 2008
6	MDS I Surplus Dwelling & Lot of Record	February 4, 2008	April 2, 2008
7	Expansion of Exeter Cemetery	June 15, 2009	September 24, 2009
8	Grand Bend Sewage Treatment Facility	June 20, 2011	September 30, 2011
9	Huron Bio-Energy Inc.	Withdrawn	
10	2182196 Ontario Limited	July 15, 2013	August 7, 2013
11	South Huron Official Plan Update (OPA#11)	December 16, 2013	February 5, 2014
12	Exeter Golf Course	Not Adopted	
13	2326767 Ont. Inc. (Watson)	June 4, 2018	July 21, 2018

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14	1803531 Ontario Ltd. & Jeffrey Kints	February 19, 2019	April 3, 2019 (refusal decision)
15	Housekeeping	July 16, 2018	September 1, 2018
16	Heybolt Ontario Ltd.	February 19, 2019	April 3, 2019
17	Bean	August 12, 2019	October 2, 2019
18	Rasenberg Investments	September 19, 2019	October 27, 2019
19	Tridon Properties	October 4, 2021	November 3, 2021
20	JKD	September 23, 2020	September 25, 2020
21	McCann Redi-Mix	May 17, 2021	June 18, 2021
22	Hayter's Turkey Farms	October 17, 2022	November 29, 2022
23	Manorwood	Pending decision	
24	Housing Update	December 4, 2023	February 12, 2024

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## SECTION 1.0. INTRODUCTION

### 1.1. TEXT, MAPS AND APPLICATION OF THE PLAN

This document is the Official Plan for the Municipality of South Huron. The following text and land use maps, noted in the list below shall constitute the Official Plan for the Municipality of South Huron. The Plan applies to all lands within the corporate boundaries of the Municipality of South Huron.

Schedule "B"	Land Use Plan – South Huron
Schedule "C"	Land Use Plan – Exeter
Schedule "D"	Land Use Plan – Centralia
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Schedule "N"	Land Use Plan – Kirkton
Schedule "O"	Land Use Plan – Woodham

## **1.2. PURPOSE OF THE PLAN**

The purpose of this Plan is to renew planning for the Municipality of South Huron.

The Municipality of South Huron was formed on January 1, 2001, created by the amalgamation of the Townships of Stephen and Osborne and the Town of Exeter. The two former townships had Secondary Plans, while the Town of Exeter had an Official Plan. This document replaced those Plans with one Official Plan under the new County Official Plan of 1999. The South Huron Official Plan came into effect in 2003. The first review of the Plan occurred in 2014.

The County of Huron undertook an update to the County Official Plan in 2021. This plan was updated in 2024 through a review under the Planning Act to reflect the changes in the Provincial Planning Statement and the update to the County of Huron Official Plan.

The 2024 update to the South Huron Official Plan has been undertaken in order to:

1. Be consistent with the Provincial Planning Statement
2. Conform to the County of Huron Official Plan
3. Anticipate and reflect change
4. Address new pressures and issues
5. Build a consensus on the desired future of the Municipality

This Plan was created with public engagement, with residents of South Huron articulating and confirming their vision. Participants at public workshops and meetings contributed to the vision and goals of this Plan.

The purpose of this Plan is to identify the resources, capabilities and constraints of the land and the community, and to enhance the stewardship of the Municipality's environment. Any future development in South Huron will further the vision and goals of this Plan. This Plan provides the legislative basis to implement the community's vision and goals. Through this Plan, the Municipality of South Huron has a voice in its future by integrating regional development, and addressing matters of importance to the community, subject to articulated Provincial interests and County of Huron Official Plan policies.

Specifically, the purposes of this Plan are to:

1. Develop a land use planning program that maximizes compatibility and synergies between different land uses and strives to minimize potential conflicts between different land uses;
2. Ensure that future development and decisions in the Municipality are in keeping with the vision, goals and policies of this Plan;
3. Create a planning environment that addresses the needs and aspirations of the community;
4. Build a vision for the future of the Municipality that is agreed upon by the community and that the community has an active role in its implementation;
5. Create a forum for ongoing community-based dialogue in the design, implementation and review of this Official Plan;
6. Provide for implementation of Provincial legislation.

### **1.3. RELATIONSHIP WITH COUNTY PLAN**

This Plan, under the direction of the Huron County Official Plan, adopts certain basic principles. Sections 1.2 and 8.0 of the County Official Plan state that the County Official Plan provides guidelines to local municipalities for the development of local Official Plans. The County is the approval authority for local Official Plans and Amendments.

An Official Plan created by a Municipality must conform to the County Official Plan and must be consistent with the Provincial Planning Statement, as amended from time to time, as prescribed by the Planning Act. This Official Plan for the Municipality of South Huron conforms with the County of Huron Official Plan, the Provincial Planning Statement and the Planning Act.

### **1.4. PLAN REVIEW**

The Municipality recognizes that planning is an on-going process. As such, once the Official Plan is adopted, amendments to the Official Plan may be considered from time to time provided they are in accordance with the Official Plan's basic goals and objectives.

The Municipality of South Huron will consider the need for a major review of the Official Plan in accordance with the Planning Act.

It is recognized that County and Provincial planning documents, including the Huron County Official Plan, Provincial Planning Statement, and the Planning Act, as amended,

may be updated from time to time. It is the intent of the Municipality of South Huron to update this Plan accordingly in order to keep current and comply with County and Provincial planning policies.

### **1.5 Land Acknowledgment**

We acknowledge that South Huron reside on the traditional territory of the Anishinaabe and Haudenosaunee. Treaty 29, or the Huron Tract Purchase, was signed on July 10, 1827, by representatives of the Crown and certain Anishinaabe Peoples. As part of the sharing of land and resources, the agreement also included health care, money, and education. The Anishinaabe and the Haudenosaunee, who migrated north to Huron and Perth counties, also had an existing Treaty, the Dish With One Spoon (or Beaver Bowl). This Treaty was made to acknowledge the sharing of resources and to “take only what is needed” to ensure there is enough left for the next 7 generations.

The term ‘a dish with one spoon’ refers to a concept developed by Indigenous peoples of the Great Lakes region. It was used to describe how land can be shared to the mutual benefits of all its inhabitants. According to the Haudenosaunee (Iroquois), the concept originated many hundreds of years ago. The ‘dish with one spoon’ concept is being renewed in southwestern Ontario, as a guiding principle to building relationships with Indigenous communities and this Plan further considers this concept in Implementation.

The recording of these treaties were captured in the Two Row Wampum belt. The two purple lines surrounded by white symbolize how each culture will co-exist side by side, each respecting the other.

Image 1: A replica of the Two Row Wampum belt used in 1613 to mark the agreement of Turtle Island.



*Image Source: University of Windsor (uwindsor.ca)*

We acknowledge the direct correlation between land use planning and these traditional lands. We commit to engaging in meaningful consultation with local Indigenous peoples as it pertains to land use planning and development in accordance with guidance from the province of Ontario and local practices. As a community, we have a responsibility to honour and respect this territory’s significance for the Indigenous Peoples who lived and

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continue to live upon it and whose practices and spiritualities were tied to the land and continue to develop in relationship to the territory and its other inhabitants today.

## **SECTION 2.0. BASIC VISION AND PRINCIPLES OF THE PLAN**

### **2.1. INTRODUCTION**

South Huron is an amalgamated Municipality established on January 1<sup>st</sup>, 2001. South Huron is comprised of three former wards, Stephen, Osborne and Exeter. The population of South Huron was 9,945 in 2011; in 2021, the population was 10,063.

South Huron is a municipality consisting of vibrant urban communities, a nationally significant agricultural resource, lakeshore residential and recreational lands and limited but critical natural areas.

South Huron is a vibrant and attractive community that is well-respected across the region. South Huron prides itself in being a friendly community that can meet the needs of all age groups. It is a fiscally responsible municipality that works cooperatively with the development community to meet the needs of its current and future residents.

The following economic pillars form South Huron's economy: food and agriculture; manufacturing and industry; professional and medical services; retail, tourism and hospitality; and creative industries. Land use planning policy has the ability to strengthen each of these economic sectors to advance a prosperous future for South Huron.

### **2.2. VISION AND PRINCIPLES**

Throughout South Huron, this Plan envisions good infrastructure, access to health care, active recreation opportunities, and community gathering places. This Official Plan is a key part of implementing the Municipality of South Huron's corporate vision, mission, and values.

It is the intent of this plan that Exeter will continue to thrive as the major urban service centre in South Huron. Exeter will provide a walkable, bike-friendly and accessible commercial hub, serviced land for industry, increased employment opportunities and inclusive neighbourhoods.

The Wards of Stephen and Osborne will continue to strengthen as agricultural and rural communities, engaging the next generation of innovative farm entrepreneurs, creating jobs, and conserving and promoting the character of rural landscapes and livelihoods. The many villages and hamlets will serve as walkable, bike-friendly and accessible communities providing housing, access to community gathering spaces, and a high quality of life. Commercial, community facility, and in some scenarios, industrial uses, will be integrated within the fabric of hamlets and villages.

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The Greater Grand Bend Settlement Area will provide residential, recreation, highway commercial opportunities as well as community spaces to support the development of this cross-boundary area as a cohesive, complete community.

The basic principles of this Plan revolve around balancing competing land uses. This plan recognizes the importance of all land uses including industrial, commercial, residential, recreational, agricultural and natural environment uses. The Municipality recognizes that each of these land uses is important in order to sustain an economically and socially vibrant community. The overall objective of this Plan is to develop a balance between land uses.

Though conflict sometimes occurs between land uses, this Plan establishes appropriate direction for South Huron using a series of basic principles presented below.

Generally, the Municipality will adhere to the following basic principles in the enactment of and in the administration of this Plan:

1. Build a sustainable future;
2. Help existing places prosper;
3. Create great new urban spaces;
4. Promote community development through economic stability and growth;
5. Foster a strong sense of community and neighbourhood;
6. Protect and enhance the environment through land use policies;
7. Promote agricultural development and support those land uses compatible with agriculture;
8. Encourage development of South Huron's commercial and industrial sector;
9. Provide the legal foundation for the Municipality's zoning by-law, community development programs and public works; and
10. Encourage public participation and input in land use planning.

The following principles further articulate the vision for South Huron.

### **2.3. BASIC PRINCIPLES FOR AGRICULTURE**

South Huron has a nationally significant agricultural resource base. The Wards of Osborne and Stephen are predominantly agricultural communities. The constant factor in the history and development of South Huron has been the richness of the land for

agriculture. In excess of 93% of the land area is rated Class One and Two for agricultural capability which combined with the skill and innovation of the community to work the land, has resulted in a strong agricultural economy.

Agriculture and farm composition are changing rapidly. The continuance of an agricultural community is neither certain nor guaranteed and the land is only one component of a vibrant agricultural system. The community and the economy must directly support agriculture. The basic economic indicators of successful agriculture are strong in South Huron, but the most significant part of the formula for successful agriculture is the community - the residents themselves. The rural community is highly oriented to agriculture and a way of life which supports it. Agricultural land uses will be given priority over uses which are not primarily related to agriculture within the agricultural designation in the Municipality. Development and redevelopment that is compatible with the rural landscape and that can be sustained by rural infrastructure and public service facilities should be promoted.

The basic principle for the Municipality's rural areas is to promote the long-term future and flexibility of agriculture by protecting the land base; facilitating on-farm diversified uses such as agri-tourism, home industries and occupations; directing non-farm uses to urban lands, and; promoting the creation of an environment conducive to an integrated agricultural community and economy.

## **2.4. BASIC PRINCIPLES FOR NATURAL ENVIRONMENT**

The lakeshore, rivers, streams, wetlands, upland forests and other wildlife habitats make up South Huron's natural environment. Over time the quality and quantity of the natural environment have been seriously depleted. Land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking resilience and linkages.

Protection of these remaining critical areas, and reestablishment of vegetation corridors along major watercourses, is necessary to limit erosion by wind and water, to provide for water retention, filtration and recharge, to provide wildlife habitat and to generally strike an aesthetic and functional balance between agricultural use of the land and the natural ecosystem.

The Ausable River and the Hay Swamp are identified as significant natural features in southern Ontario and are important regional habitat for several species at risk and endangered species.

The protection, restoration and enhancement of natural areas within South Huron is a basic principle of this plan.

## **2.5. BASIC PRINCIPLES FOR EXTRACTIVE RESOURCES**

Extractive Resources including mineral aggregates are a resource in South Huron with the majority of mineral aggregate operations being for sand and gravel extraction and located within Usborne. This resource is non-renewable; therefore it is a priority to ensure its protection.

Basic principles of this plan are to ensure that mineral aggregate deposits are protected for future use, developed in a manner that limits their impact on surrounding areas; and rehabilitated for either agriculture or natural environment uses once the aggregate is removed. Mineral aggregate operations should be developed in such a way as to minimize harmful effects and ensure proper rehabilitation. This Plan places a priority on extracting mineral aggregate in agricultural areas where there are no natural environment features.

## **2.6. BASIC PRINCIPLES FOR SETTLEMENT AREAS**

South Huron has a system of settlement areas including a town, a cross-boundary settlement area and several villages and hamlets.

Settlement areas provide a variety of residential, commercial, industrial, urban natural environment and open space, recreational and community facility functions.

Exeter, as the major urban settlement in South Huron, provides a range of services that extend well beyond the boundaries of South Huron. The Greater Grand Bend Area is intended to act as an extension of the Village of Grand Bend (located within Lambton Shores) and is intentionally designed to provide complimentary land use and services, including residential, park space, and highway commercial uses while protecting the commercial function of the Village's Main Street. South Huron's smaller villages and hamlets are important focal points, providing local services and a place to gather for the surrounding rural community.

Evolving demographic trends and availability of servicing influences where future development will be directed within South Huron. These factors will continue to see Exeter as the primary focus of urban development with Greater Grand Bend achieving complete community goals through cross-boundary development. A portion of development will also be directed to the fully serviced villages of Crediton, Centralia, and Huron Park. Development within South Huron's hamlets and villages without sewer and water services will primarily be infill development.

The residents of South Huron highly value a sense of community: of critical importance **of is** a strong commercial and industrial tax base, access to medical services, and they want to create a place where younger generations will stay or return to after completing post-secondary education. They value the clean air, water and healthy environment, and the safety and easily accessible amenities in their community.



Basic principles of the urban settlement section are to:

1. Recognize Exeter as the major urban center in South Huron.
2. Promote the development of settlement areas based on their level of servicing.
3. Build vibrant neighbourhoods within complete communities which provide a healthy lifestyle for the residents of South Huron.
4. Encourage infill and re-development within existing settlement areas.
5. Establish programs to revitalize Main Streets and develop the commercial and industrial sectors in South Huron.
6. Promote industrial growth in existing urban settlements in South Huron.
7. Provide urban open space and areas for recreational use that serves the needs of South Huron residents at the neighbourhood, community and regional level.
8. Direct non-farm uses to locate in urban designated areas to minimize land use conflicts in the agricultural areas.

## **2.7. BASIC PRINCIPLES FOR LAKESHORE RESIDENTIAL AND RECREATIONAL**

Lakeshore Residential areas are located within the Greater Grand Bend Settlement Area.

The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing lakeshore residential community has developed in sensitive natural areas of the municipality; protecting the natural features of this area is a key principle of this Plan. Maintaining public access to Lake Huron is another basic principle of this Plan.

Future lakeshore residential development must be compatible with existing development, and not impact sensitive natural areas. Future development, including intensification, will occur according to the servicing hierarchy established by local and provincial policy.

Historically, recreational land uses have developed throughout the municipality. Recreational land uses include golf courses, inns, seasonal modular home parks, theatres, and day use parks. A basic principle of this Plan is to acknowledge existing recreational uses throughout the municipality and to direct new recreational uses to urban settlements where possible.

The intent of this Plan is to allow Lakeshore Residential and Recreational development in existing designated areas within the constraints of existing servicing levels, natural

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heritage and the historical character of the area, with minimal impact on the lakeshore, natural environment and agriculture.

## SECTION 3.0. AGRICULTURE

### A. INTRODUCTION

The fundamental principle of this Plan for rural areas is to promote and protect the long-term future of agriculture. In excess of 93% of the land in the Municipality is rated Class 1 and 2 in the Canada Land Inventory of agricultural capability and the community has developed a high degree of skill, innovation and leadership in farming. The policies of this plan aim to protect the land base and promote the creation of an environment conducive to an integrated agricultural community and economy. To achieve this, the majority of South Huron has been designated “Agriculture”.

### B. DEFINITIONS (AS AMENDED BY OPA 15)

In the Agriculture designation the predominant uses of land will be farming operations of all types, sizes and intensities, and features which enhance the area for agriculture such as municipal drains. Agriculturally related industrial and commercial uses will also be permitted.

In the Agricultural designation, the following uses are permitted as accessory uses to a farming operation, subject to the relevant policies in this section:

- a) residential uses, including dwelling with supports; and
- b) on-farm diversified uses, including home occupations, home industries, agri-tourism uses and value added agricultural uses including wineries.

**Agricultural uses** mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

In the agricultural designation the predominant use of land will be: farming of all types, industrial and commercial activities which are primarily related to agriculture, residential uses directly related to agriculture, and natural physical features which enhance the area for agriculture. The definition of agriculture includes sustainable agricultural practices that promote a healthy environment.

**On-farm Diversified Uses** means those uses that are secondary to the principal agricultural use of the property and are limited in area. On farm diversified uses may include home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On farm diversified uses may include accessory

retail of goods produced on the property or, to a limited scale, goods produced on farms located within a 50km radius.

**Agri-tourism Uses** those farm-related tourism uses, including limited accommodation such as a bed and breakfast that promote the enjoyment, education or activities related to the farm operation. Agri-tourism uses are secondary to the principal agricultural use of the property and are limited in area.

**Value Added** means those value added production and value added retention activities which add value to an agricultural good by changing or transforming a product from its original state to a more valuable state. Retailing products grown/produced on the farm and related goods are permitted as an accessory use to value added agricultural uses. (As amended by OPA 24)

### **C. GOALS**

The following goals for agriculture are adopted:

1. Ensure maximum flexibility for farm operators to engage in differing types, sizes and intensities of agricultural operations;
2. Encourage farm operators to use best management practices that protect and enhance the environment;
3. Relate development in Agricultural areas to the needs of agriculture and respect the farmer's ability to farm;
4. Protect natural environment features and encourage the retention of woodlots and wetlands recognizing their benefits both for agriculture and the natural environment;
5. Restrict uses which are not primarily related to agriculture from establishing in the agriculture area; and
6. Support farm operations through the provision of value added capabilities on-farm, such as home occupations, home industries and agri-tourism.
7. Support sustainable, healthy, robust and diversified local economies
8. Recognize that a strong agricultural economy requires housing but not to allow the decentralization of general housing uses onto prime agricultural lands. (as amended by OPA 24)

**D. POLICIES**  
**(as amended by OPA 24)**

To achieve these goals, the following policies and actions are adopted:

**1. Agricultural System Approach**

An agricultural system approach will be used to maintain and enhance the unfragmented agricultural land base in South Huron and to support and foster the long term economic prosperity and productive capacity of the agri-food network.

The agricultural capability of lands within South Huron as identified in the Canada Land Inventory (CLI) has been mapped on Appendix 1. The majority of lands (in excess of 90%) are either Class 1 or Class 2 which have the highest capability to support agricultural land uses.

**2. Permitted Uses**

Agricultural lands as designated on Schedule B shall be protected for long-term use by agriculture. Permitted uses on lands designated Agriculture include agricultural uses, agriculture-related uses and on-farm diversified uses.

Non-agricultural development shall be directed to locate in the settlement areas.

**2.1 Agricultural uses:** means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, greenhouses, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**2.2 Agricultural Related Uses (as amended by OPA 15)**

Farm-related commercial and farm-related industrial uses will be permitted in agricultural areas by rezoning provided that:

- The use is directly related to farm operations in the area;
- The use supports agriculture;
- The use benefits from being located in close proximity to farm operations;
- Any permitted accessory residence will remain part of the industrial commercial holding;
- The primary activity is to provide direct products and/or services to farm operations;
- Applicable Provincial requirements are met (e.g. compatibility with sensitive uses, certificate of approval, etc);

- The use can be adequately serviced, obtain safe access from an open public road and demonstrate adequate drainage and storm water management; and
- A site plan agreement is completed to the satisfaction of the Municipality.
- May be severed from the farm in accordance with the Land Division policy for Agriculture in Section 13.

### **2.3 On-Farm Diversified Uses (as amended by OPA 15)**

On-Farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products, including wineries. On-farm diversified uses are small-scale business uses and are permitted in the agricultural designation, provided they:

- Are secondary to the principal agricultural use of the property;
- Are operated by persons residing on the farm;
- Do not interfere with the farm operation and do not conflict with the surrounding uses;
- Do not occupy large amounts of farmland and are limited in area;
- Have adequate servicing:
  - If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services; or
  - If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;
- Do not cause a traffic or safety concern;
- Obtain relevant permits from the Health Unit;
- Provide safe access onto an open public road;
- Are not severed from the property onto their own lot; and
- Comply with the provisions of the zoning by-law which may regulate these uses.

On-Farm Diversified Uses are not subject to Minimum Distance Separation requirements and are encouraged to cluster with the on-farm residence where possible.

On-Farm Diversified Uses may be subject to Site Plan Control.

Home occupations and home industries are also permitted on separated residential lots in the Agricultural designation provided they:

- a) Are limited in scale and are secondary to the principal use of the property as a dwelling;
- b) Are operated by persons residing on the ~~farm~~ small holding;
- c) Do not conflict with surrounding uses;
- d) Do not cause a traffic or safety concern;
- e) Have suitable access onto an open public road;
- f) Are not severed from the property onto their own lot; and

- g) Comply with the provisions of the zoning by-law which may regulate these uses.

Home occupations are permitted within a dwelling or within a permitted accessory building on the same lot as the dwelling.

Home industries are permitted within a permitted accessory building situated within the cluster of buildings on the small holding. A home industry shall not include an automotive wrecking/scrap yard. A limited number of employees who do not reside on the property may be permitted by the zoning by-law.

### **3. Farm Unit**

In areas designated agriculture, the predominant use of land will be for farming and the predominant type of development, the "farm unit". The farm unit consists of the farm residence, farmlands, and accessory buildings required for additional labour, barns and other buildings that support the farm operation. The structures which make up the farm unit will be part of the farm and not on separately titled lots. Woodlots which are located on farm properties shall be considered part of the farm unit.

Residential uses are part of the farm unit and will be considered secondary to the farm in accordance with the following policies:

- A residence will be allowed provided it is an accessory use to a commercial scale farming operation with a clear intent to produce crops/livestock products for sale. A "Farm Business Registration Number" assists in demonstrating commercial scale agriculture.
- A maximum of two (2) additional residential units ancillary to a main dwelling may be permitted on farms engaged in commercial scale farming. The units may be constructed within/attached to the main dwelling or in an accessory building, provided a maximum of 1 unit is within a detached structure.  
If located within an accessory building, the additional residential unit must:
  - a. Meet MDS requirements;
  - b. Be situated within close proximity to the existing dwelling;
  - c. Use the existing driveway for access as the main farm dwelling;
  - d. Have appropriate services available. The additional residence is encouraged but not required to share water and wastewater services with the existing dwelling.

Additional residential units will not be permitted to be severed onto a separate lot. Additional residential units are permitted to be severed onto the same lot as the main dwelling at the time of a surplus farm dwelling consent; no dwelling is permitted on the remnant parcel.

In addition to the main dwelling and additional residential units, a farm parcel is also permitted to contain accommodations for additional farm labourers if demonstrated to be required by the farm operation. The accommodations can take multiple forms, are not limited to temporary forms of housing but must be located within close proximity to the building cluster.

On parcels in the agricultural designation which are not engaged in commercial scale farming, a total of one (1) Additional Residential Unit is permitted within the main dwelling or within an accessory building. If located within an accessory building, the Additional Residential Unit must be in the immediate vicinity of the main dwelling, comply with Minimum Distance Separation Formulae, and utilize the same access point/laneway. A consent for lot creation will not be permitted for Additional Residential Units.

Garden suites are also permitted on a temporary basis in a moveable structure ancillary to the dwelling and subject to the policies outlined in the Settlement Area Section. Existing garden suites may transition to a permanent Additional Residential Unit should they meet all of the policy criteria.

- B. A mobile home may be considered a principal residence or additional residential unit or farm labour accommodations as established in the Zoning By-law.  
(As amended by OPA 24)

#### **4. Lot Size**

Lot sizes shall be based on the long-term needs of agriculture and shall ensure lands remain flexible for all forms of agriculture as promoted by this plan. Lands must be used for the production of food, fibre, biomass or livestock. A minimum lot size of 38 hectares shall apply to all new lots being created and is based on the long-term needs of agriculture. Notwithstanding the 38 hectare minimum, there may be instances where a lot of a smaller size may be permitted (refer to Land Division Section).

#### **5. Minimum Distance Separation (MDS) I & II (as amended by OPA 15)**

Livestock facilities and other uses permitted by this plan on land designated agriculture, will comply with the Minimum Distance Separation (MDS) formulae.

The MDS formula is a tool used to determine the recommended distance between a specific livestock facility and another land use. The objective of applying MDS is to prevent land use conflicts and minimize nuisance complaints from odour. The distance calculated using MDS will vary according to several variables including type of livestock, size of the farm operation, type of manure system and the form of development present or proposed.

MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding



livestock facilities from existing or approved development. These calculations also create an area of increased separation distance around the towns, villages and hamlets and other selected areas including recreation.

Minimum Distance Separation (MDS) shall be implemented in accordance with the latest version of the Province's MDS Implementation Guidelines with the following refinements:

- a) For surplus dwelling severances, if barns exist on retained farmlands, then the MDS formulae requirements must be met between the barn and the dwelling being severed. MDS does not apply to existing barns on separately titled lots.
- b) All cemeteries are considered low visitation and shall be considered a Type A Land Use for the purpose of MDS.
- c) Agricultural related uses are not subject to MDS requirements, nor are barns required to meet MDS requirements when siting in proximity to an agricultural related used.
- d) On-farm diversified uses are not subject to MDS requirements and are encouraged to cluster with the on-farm residence where possible.

## **6. Housing for On-farm Labour**

Where farm operations, including commercial greenhouses, and agriculture-related uses require housing for employees on the same property as the main use, these on-farm labour dwelling unit(s) are permitted as an accessory use provided they:

- a) Are located within close proximity of the main dwelling where one exists;
- b) Use the same laneway as the dwelling and/or largest building; and
- c) Comply with Minimum Distance Separation Formulae to barns on separately titles lots.

## **7. Group Homes in Agricultural Areas**

Group homes which are licensed or approved by the province are permitted in the agricultural designation subject to the residence requirements of **Error! Reference source not found.**

## **8. Surplus Dwelling Severances**

Surplus dwelling severances may be permitted in accordance with Land Division policies of this Plan.

## **9. Farming Practices**

“Normal Farm Practices”, as defined in the *Farming and Food Production and Protection Act*, as amended, will be recognized and protected. Through the zoning by-law or under other legislation, Council may establish regulations to minimize the impact of agriculture on the environment.

## **10. Nutrient Management**

Nutrient Management Plans and Strategies shall be completed for agricultural operations in accordance with the Nutrient Management Act.

All livestock and poultry operations shall have a sufficient land base available on which to properly apply all manure generated by the operation.

## **11. Natural Environment**

The protection of provincially and locally significant wetlands and the preservation, protection and enhancement of natural environment features by using wise stewardship practices is a priority. Existing farm woodlots will remain part of the farm holding. Selective harvesting of woodlots and woodlands using good forestry practices will be permitted in accordance with the Huron County Forest Conservation By-law. The Natural Environment Policies of this plan should be consulted for further direction.

## **12. Source Water Protection**

Drinking water shall be protected in accordance with the Clean Water Act and its associated Source Water Protection Plans. Policies have been developed as required by the Clean Water Act and are incorporated into this plan where appropriate. Land uses with a potential risk to impact water quality or quantity may be restricted or prohibited in source water areas.

## **13. Removal of Agricultural Lands from the Agriculture Designation**

Land may only be excluded from prime agricultural areas for the expansion of a settlement area boundary in accordance with specified criteria. Refer to the Settlement Area policies.

## **14. Non-Agricultural Uses in Prime Agricultural Area**

Non-agricultural uses are directed to settlement areas. The only non-agricultural uses that may be permitted in prime agricultural areas include:

- Extraction of minerals, petroleum resources and mineral aggregate resources;
- Limited non-residential uses provided the following are demonstrated:

- The land does not comprise a specialty crop area;
- The proposed use complies with Minimum Distance Separation formulae;
- There is an identified need within the planning horizon for additional land to accommodate the proposed use;
- Alternative locations have been evaluated and there are no reasonable alternative locations which avoids the prime agricultural area and no reasonable alternative locations on lower priority agricultural lands.

Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment.

### **15. Mineral Aggregates**

The protection of prime agricultural land is a high priority of this Plan. The establishment of new pits in the Agriculture designation shall require an amendment to the local Official Plan and Zoning By-law and are subject to the policies of the Extractive Resources section of this Plan.

### **16. Infrastructure and Utility Uses**

Infrastructure and Utility uses are deemed to be public and will be permitted in an agricultural designation and include such uses as:

- a) Utility lines and corridors;
- b) Water and sewer pipelines and related infrastructure;
- c) Electric power subject to the policies of 16.1;
- d) Railway facilities;
- e) Roads;
- f) Telecommunication towers;
- g) Sewage treatment plants
- h) Flood and erosion control works.

Depending on the scale and nature of the infrastructure being proposed, the Municipality may request a public consultation process be undertaken for such development.

#### **16.1 Energy Projects on Prime Agricultural Lands**

The community recognizes the importance of local renewable and alternative energy sources.

Commercial-scale energy projects, and specifically battery storage, are directed outside of prime agricultural lands where possible. Where prime agricultural land cannot be avoided, the impacts to the agricultural system must be addressed through an agricultural impact assessment and minimized. Commercial-scale wind turbines are permitted on prime agricultural lands; as of 2024, there were 64 commercial scale wind turbines in South Huron. New commercial scale wind turbines are required to be located a minimum of 1km from the boundary of settlement areas, excepting tertiary settlement areas.

Ground-mounted solar facilities shall only be permitted as an on-farm diversified use. In the case of a small residential lot in the prime agricultural area, ground-mounted solar facilities may be permitted as an accessory use to the primary residential use.

Farm-scale energy infrastructure such as non-commercial scale wind turbines and anaerobic digestors for agricultural source materials are permitted as accessory to the agricultural use.

### **17. Community Facility/Institutional Uses**

Community facilities shall be permitted in accordance with the Community Facility policies of this Plan.

It is recognized that a constitutional right exists for those communities relying on horse-drawn transportation and that these communities may require the establishment of schools and churches in rural areas. Such uses may be permitted by rezoning without amendment to this Plan. These uses will be located on existing lots, will avoid productive agricultural land where possible, and will not be permitted to be severed. The MDS formula may be tailored to accommodate these uses when located on a host farm.

### **18. Site Plan Requirements**

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the Agriculture designation are hereby established as a proposed site plan control area. Commercial scale greenhouses are subject to site plan control.

### **LOCATION**

The general location of lands designated Agriculture, is shown on Schedule B.

## **SECTION 4.0 NATURAL ENVIRONMENT**

### **A. INTRODUCTION**

The protection and preservation of Natural Environment features is important to residents of South Huron. Over time, land use activities and land clearing practices have resulted in natural environment areas that are of poor health and lack integrity and linkages. Since settlement in the 1800's, extensive areas of natural environment have been diminished through drainage, clearing and development. The remaining areas take on a greater significance for the health and integrity of the ecosystem.

In light of a changing climate, there is increasing need to recognize the many benefits provided by natural spaces and engage citizens in the protection of the natural systems.

Natural environment areas in the Municipality consist of:

- a) wetland areas
- b) woodlands
- c) watercourses and fish habitat
- d) wildlife habitat including habitat for threatened and endangered species
- e) Areas of Natural and Scientific Interest (ANSI)
- f) Lake Huron and the shoreline
- g) groundwater

These natural features are part of a larger system and should be protected with a view to enhancing the entire ecosystem. These areas provide important environmental, social and economic benefits to the property owner and to the community including:

- habitat for plants and animals;
- spaces for recreation and associated physical and mental health benefits;
- filtering pollution and sediments from the air and water;
- reducing stormwater run-off, flooding and erosion;
- mitigating impacts of a changing climate;
- contributing to the local economy (e.g. timber, maple products, tourism);

- increasing crop yield by improving soil health and growing conditions.

The Municipality recognizes the important functions of the existing natural areas. Through this Official Plan, the Municipality is taking steps to ensure their continued existence.

It is the intent of this Plan to preserve and protect the remaining natural environment areas and to promote the re-establishment of the natural environment in certain areas. Areas of natural hazards are to be respected. The Plan recognizes the importance of community involvement in protecting and promoting a healthy environment. Opportunities need to be provided for the exchange of knowledge and information among residents, agencies and organizations to plan and manage the natural systems.

At the same time, this Plan protects agriculture and therefore permits the continuation of agricultural activities where they existed within a natural environment designation at the date of passing of this Plan, provided such uses do not contravene the Huron County Forest Conservation By-law.

## **B. DEFINITIONS**

It is the intent of this designation that the natural environment features and their attributes be protected, restored, and enhanced for the benefit of present and future generations. As a general rule, uses such as conservation, sustainable forest management, and passive recreation are permitted uses. Other specific uses which may be permitted will be identified under specific policies in this Section.

A number of terms are used in this policy section; the definitions in the Provincial Policy Statement are the authoritative definition and are provided as reference.

- 1) **Adjacent Lands** means lands contiguous to specific natural feature or area where it is likely that development or site alteration would have a negative impact on the feature or area.
- 2) **ANSI** is an “Area of Natural and Scientific Interest” and includes life science ANSI’s and earth science ANSIs. Currently South Huron has one life science ANSI, being the Hay Swamp, and three earth science ANSIs, being the Dashwood Area, Centralia, and the Lucan Moraine.
- 3) **Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act (RSO 1990). Development does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.

- 4) **Dynamic Beach** means areas of inherently unstable accumulations of shoreline sediments along Lake Huron. The dynamic beach hazard limit includes the flooding hazard limit plus a dynamic beach allowance.
- 5) **Ecological Function** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
- 6) **Endangered Species** means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.
- 7) **Fish Habitat** means the spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Fish include fish, shellfish, crustaceans and marine animals at all stages of their life cycles.
- 8) **Habitat of endangered and threatened species** means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.
- 9) **Impacts of a changing climate** means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.
- 10) **Natural heritage features and areas** means features and areas, including significant wetlands, fish habitat, significant woodlands and valleylands, habitat of endangered and threatened species, significant wildlife habitat and areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.
- 11) **Natural hazards or hazardous lands** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shoreline of Lake Huron this means the land, including that covered by water, and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.
- 12) **Site alteration** means activities, such as fill, grading and excavation that would change the landform and natural vegetative characteristics of a site.
- 13) **Wetlands** means lands that are seasonally or permanently covered by shallow water, or where the water table is close to the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. Four types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Within South Huron there are locally and Provincially significant wetlands. The Hay Swamp is a Provincially Significant Wetland (PSW).

- 14) **Wildlife Habitat** means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
  
- 15) **Woodlands** are treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities and the sustainable harvest of wood products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. The cutting of trees is regulated by the Huron County Forest Conservation Bylaw

## **C. GOALS**

The following Natural Environment goals are established:

1. To protect Natural Environment areas for the long term and prevent further deterioration through wise management and use, and to protection from incompatible development;
  
3. To protect, restore and enhance the integrity, connections and function of the ecosystem by encouraging the diversity of natural features and the natural connections between them;
  
4. To protect and enhance the quality and quantity of both surface and ground water resources;
  
5. To maintain the landscape for maximum biodiversity, beauty, effect, and its inherent value;
  
6. Any development proposed in or near Natural Environment areas must consider its need and demonstrate that, through project design and mitigation of impacts, there will be no unaddressed negative impacts on the natural features or the ecological functions for which the area is identified.



7. To heighten public awareness and stewardship of the natural environment and develop incentives for landowners to retain and maintain the natural environment;
8. To increase communication and co-operation between landowners of the natural environment, community, agencies, organizations and advisory groups, so as to achieve high standards of conservation practices;
9. To participate in watershed management planning;
10. To increase the areas of forest cover in order to improve the health of the natural environment.
11. To recognize the unique environment of the Lake Huron Shoreline and protect shoreline natural processes when reviewing land use changes.

#### **D. POLICIES**

Natural environment features are designated “Natural Environment” on Schedule “B”, the Land Use Map, in addition to Natural Environment features within settlement areas as designated on other land use schedules. The significant natural environment features located in Exeter’s Urban Natural Environment and Open Space designation are subject to the policies of this section, including the Ausable River Corridor and Floodplain, but excluding the maintained grass areas of municipal parks.

Background Natural Heritage Maps for the South Huron Official Plan are available for assistance and guidance in interpreting the policies of this section. Background maps show wetlands, woodlands, wildlife habitat, etc. and may be amended to reflect new, corrected or updated information without requiring an amendment to the Plan. Changes to Schedule “B” may only occur by amendment to this Plan.

To achieve the above goals the following policies are adopted:

##### **1. Watershed Management**

The integrity and function of the ecosystem will be protected, restored and enhanced.

It is recognized that watershed or subwatershed planning is integral to the planning process by integrating water management, environmental management and land use planning on an ecosystem basis. The Ausable Bayfield watershed, managed by the Ausable Bayfield Conservation Authority, primarily covers the Municipality of South Huron. A small portion of the Osborne Ward is located within the Upper Thames River watershed, and is managed by the Upper Thames River Conservation Authority. The boundary of the Ausable Bayfield and Upper Thames River watersheds is illustrated on Schedule “A”.

The boundaries of watersheds and sub-watersheds provide natural limits for managing the interconnections and relationships between human activities on land and what happens to water and the environment and associated resources. Therefore, the Municipality of South Huron will participate in watershed and sub watershed studies in cooperation with the Conservation Authorities, Provincial Ministries, other organizations and adjacent municipalities. Public involvement in such studies is encouraged.

## **2. Surface and Groundwater Protection**

Land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis. All development will be regulated appropriately to protect water quality and/or quantity.

Local groundwater conditions should be understood within the context of the larger, regional groundwater flow systems of which they are a part. Basic groundwater functions of recharging, transmitting, attenuating potential contaminants, and storing and discharging water are necessary to provide a secure supply of clean water. These regional groundwater functions also play an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems.

The County of Huron coordinated a county-wide groundwater study in 2003. An understanding of regional groundwater conditions and their susceptibility to contamination is critical to maintaining their ecological sustainable function. This study provides additional information about groundwater conditions in South Huron.

## **3. Intake Protection Zones for the Lake Huron Primary Water Supply System Water Treatment Plant**

The Lake Huron Water Treatment Plant (LHWTP) has a single type A (Great Lakes) intake in Lake Huron with the intake crib located 2,440 m offshore, 8.8 m below Low Water Datum (LWD) for Lake Huron.

The Intake Protection Zone (IPZ-1) is a 1,000 metre radius centred on the intake crib. IPZ-1 does not intersect the Lake Huron shoreline.

IPZ-2 is a larger area consisting of both in-water and upland components. For the Lake Huron WTP, the upland IPZ-2 component includes shoreline setbacks, watercourses and drains, and constructed pathways. The upland IPZ-2 extends inland to the area of the Regulation Limit from the Lake Huron shoreline in areas not influenced by drains and/or watercourses. Influencing reaches, drainage areas for constructed pathways, and watercourses discharging to the alongshore extent of the IPZ-2 are included in assessing surface water vulnerability to threats.

Source Protection Planning is intended to address threats to drinking water sources. Source Water Protection Plans may address chemical levels in the Great Lakes, additional drinking water systems and moderate in-water and upland threats.

As planning applications, land use change and development are undertaken in the Intake Protection Zones, the Municipality, residents and developers will work with the Ausable Bayfield – Maitland Valley Source Protection Planning Authority to be vigilant and mitigate potential threats to surface water quality. Source Water Protection features are mapped in Appendix 6.

#### **4. Natural Environment Update for Huron County**

The County of Huron, in consultation with stakeholders, the public and the Province, developed a Natural Environment Update for Huron County. The Natural Environment Update builds on existing information relating to the identification and evaluation of natural heritage features. The related Technical Document defines significance criteria for natural heritage features and the natural heritage systems within the County of Huron and the Municipality of South Huron.

For the purposes of this Plan, the term ‘natural environment’ includes both natural heritage features (such as woodlots) and natural hazard features (such as the shoreline). Where natural hazards exist in the absence of natural heritage features, lands are designated ‘Hazard Lands’ on Schedule B.

#### **5. Natural Environment Features**

Significant natural areas within the Municipality have been designated Natural Environment and it is intent of this Plan to protect all significant areas of natural environment in the Municipality. Individuals as well as public and private agencies have responsibility for proper management and stewardship of natural environment areas.

#### **6. Protection of Natural Areas**

Development and site alteration shall not be permitted in:

- a) Provincially Significant Wetlands
- b) Significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, and coastal wetlands or on lands adjacent to the foregoing features, unless the ecological functions of the feature and of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural heritage feature or area, or on their ecological functions.
- c) Fish habitat and habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

## *SOUTH HURON OFFICIAL PLAN*

- d) Areas where potentially significant natural heritage features or areas exist and have not been evaluated, until an evaluation is completed at the time of a development application to determine the significance of the feature and applicable policies.

The area where limited development is permitted must be rezoned to a special natural environment zone in order to permit buildings and structures.

Where development is proposed within or adjacent to natural features the impacts of the development are required to be reviewed. Municipalities will consult with the local Conservation Authority and/ or the Huron County Biologist to determine if an Environmental Impact Study is required. Where an Environmental Impact Study is required, it will be submitted as part of a complete application to ensure that environmental impacts are considered when assessing the suitability of development.

Should limited development, such as a single residence and/or accessory building, be supported by an Environment Impact Study, the area subject to development shall be rezoned to a special natural environment zone.

Prior to a rezoning to a special Natural Environment zone to permit buildings and structures, Council will be satisfied that the development will have no negative impact on the natural features or ecological function of the area. In order to evaluate the appropriateness of approving such a rezoning, the following criteria must be satisfied:

- a) No alternative location exists on the property that is outside of the Natural Environment designation;
- b) The affected area is not a wetland, floodplain, hazard area (watercourse, an area with unstable slopes and soils, or a sinkhole) or an area of natural and scientific interest;
- c) The development results in no negative impacts on the ecological feature and functions of the area as demonstrated through an Environmental Impact Study;
- d) Groundwater will be protected, particularly in vulnerable areas;
- e) Appropriate approval authorities shall be consulted;
- f) Development may be conditional on natural environment enhancements, such as forest improvements, linkages, stewardship agreements, etc.;
- g) Any residence may not be severed from the holding on which it is located;
- h) Any residence complies with the minimum distance separation requirements;

- i) The soil is suitable for sewage disposal and an adequate supply of potable water is available and the site is suitable for construction of the permitted structures;
- j) Development is in accordance with the Forest Conservation By-law;
- k) The site is serviced by a fully maintained municipal or provincially owned road.
- l) Development is in compliance with Conservation Authority regulations;
- m) Site Plan Control may be used to protection natural features.

### **Lands Adjacent to Natural Features**

Development and site alteration shall not be permitted on adjacent lands to natural features unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions.

Adjacent lands means those lands within 30 metre from a natural area.

Designated uses are permitted in proximity to Natural Environment designations provided that an appropriate Environmental Impact Study is completed and mitigation measures implemented. The zoning by-law will use a combination of general provisions and specific constraint mapping to show where the limitations apply.

### **7. Watercourses and Fish Habitat**

Watercourses in the Municipality are protected by the Natural Environment designation by the following:

1. Development and site alteration shall not adversely affect any watercourses. The zoning by-law shall establish setbacks from watercourses to minimize the impact of development and site alteration. The advice of Provincial Ministries Conservation Authorities and Federal Department Of Fisheries And Oceans may be sought when a proposal may potentially impact fish habitat.
2. The protection and establishment of naturally vegetated buffer strips along water bodies and headwater areas shall be encouraged;
3. Stormwater management and drainage activities shall be evaluated to minimize impact upon watercourses and preserve water quality/quantity.

### **8. Extraction in Natural Environment**

Extractive operations in the Natural Environment designation are not permitted.

When aggregate extraction in Natural Environment designations is being considered, refer to the Mineral Aggregates policies of this Plan.

## **9. Natural and Human-made Hazards**

### **1. Natural Hazards**

Development shall avoid areas of natural hazards. Natural hazards include existing hazards such as flooding, erosion, unstable slopes and sinkholes. Such hazards may render an area unsuitable for active use and/or may require specific studies and mitigation measures to overcome the hazard to development. Relevant findings of these studies may be adopted in the Official Plan, as appropriate. Only those developments which do not endanger property or the health and safety of occupants both on and off-site shall be permitted.

Development or redevelopment shall be required to avoid hazardous areas with unstable slopes and soils; these include lands adjacent to ravines, river valleys and streams, and the shoreline of Lake Huron. The zoning by-law shall include provisions to restrict new buildings or structures to appropriate setbacks from ravines, river valleys and streams. In all other hazardous areas, development may only be permitted where the potential hazard can be avoided or acceptably mitigated.

### **2. Flood Plains**

Floodplain lands are subject to Fill, Construction and Alteration to Waterways Regulations of the Conservation Authorities Act. All floodplain areas of the Municipality of South Huron shall be subject to the floodplain policies in Section 10. of this Plan.

Essential or protective services (such as police, fire, ambulance or major electrical substations); community facility uses (such as hospitals, schools, daycare centres, etc.); and portable structures shall not be permitted in the Regulatory Floodplain.

### **3. Lakeshore**

The lakeshore is a dynamic system. Sand and sediment are constantly moving. There are also variable contributing factors of water levels, wind, soil type, degree of slope, rainfall, storm events, dunes, bank stability, and vegetation. Shoreline processes occur as part of a natural system and must be considered when reviewing land use decisions and practices. There are specific public interests in shoreline features such as access for swimming, boating, and aesthetic enjoyment, both from a resident and tourist perspective that must also be considered. Development will be directed outside of hazard lands and hazardous sites to minimize the risks and costs posed by natural hazards.

The Lake Huron shoreline within the former Township of Stephen forms a transition zone between the till bluffs (measuring 12-18 metres in height) which dominate the shoreline

north of Hwy. #83 and a sand deposition zone, forming a highly dynamic dune system, south of this point. The bluffs gradually decrease in height as you move south along the shoreline from Hwy. #83 till disappearing altogether within Maple Grove subdivision. South of Maple Grove the beach, created through deposition from the north, maintains a width of between 30-50 metres and forms a series of vegetated dunes moving inland. The shoreline has been stabilized by the extensive sand beach that has developed as a result of the Grand Bend Harbour structures and its stability partly depends on the maintenance of these same structures.

Land adjacent to the shoreline is a natural hazard area where the shoreline may be eroding and there is risk of flooding, damage by storms and bluff failure.

The following issues shall be addressed in development and site alteration applications:

- a) Flooding;
- b) Erosion;
- c) Storm damage;
- d) Dynamic beach instability;
- e) Shore processes;
- f) Shoreline management options for shore protection;
- g) Natural environment.

The following policies will guide development on the lakeshore:

1. The recommendations of Shoreline Management Plans developed by the Ausable-Bayfield Conservation Authority shall be used to assist with shoreline protection;
2. New development will be directed away from hazard areas within the lakeshore region. This prohibition or restriction will also protect the shoreline area from inappropriately located development;
3. The Zoning By-law will incorporate appropriate setbacks from the top of bank and restricted areas for development; and
4. Development shall not be permitted within the defined portions of the dynamic beach. Development will be directed outside of the 100 year erosion hazard limit. The erosion hazard along the Great Lakes shoreline is defined by the 100 year erosion hazard limit.

#### **4. Waterbodies Resulting from Aggregate Extraction**

Rehabilitation to an agricultural condition is not required if the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible. In these cases, the resulting land use is a large water body. These water bodies are distinct from naturally

occurring water bodies and are recognized as vulnerable surface and groundwater features.

Development and site alteration shall be restricted in or near vulnerable surface water features and vulnerable ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

Best practices are strongly encouraged with respect to water quality, including monitoring and restricting non-electric motorized vehicles, and safety, including monitoring of slope, access points, and fencing where necessary.

## **10. Environmental Impact Study**

A number of policies in this section require an environmental impact study to be conducted in order to assess the impact of development. The following section identifies the process and content of an Environmental Impact Study required under the policies of this plan.

Environmental Impact Studies should be conducted in accordance with a Terms of Reference, approved by the approval authority and/or designated peer reviewer.

A pre-consultation meeting will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Municipality may develop more specific guidelines, however, the EIS will address the following issues at a minimum:

### **Site Suitability**

- a) An identification and description of the purpose of the proposed land use change and proposed development;
- b) Consideration of possible development locations outside natural areas;
- c) The natural heritage features and functions, and or hazard features present;
- d) The components of the natural heritage system, including linkages, interconnections or corridors with adjacent natural features;
- e) The nature and duration of potential impacts to the site, adjacent lands and ecological processes/functions; and the potential cumulative effects of the proposed development.
- f) In the case of natural hazards, information relevant to the slope stability, flooding potential, and existing natural hazard processes will be addressed;
- g) The specific location of boundaries or edges of such features and functions, and the location of proposed development or site alteration with respect to these delineated boundaries;



- h) A description of the environment, including ecological processes/functions that will be affected by the development, as well as a description of the effects that will be or might reasonably be expected to be caused to the environment.

An assessment of the proposal giving particular attention to the following:

- i) Potential or expected impacts on the features or functions or natural hazard conditions;
- j) Opportunities for enhancing the conservation and management of the features or functions;
- k) Expected or proposed mitigation measures.

The data will be reviewed and recommendations will be made to the Municipality on the suitability of the proposal from an environmental perspective. If the proposal is deemed suitable, actions will be identified that are necessary to mitigate the effect(s) on the environment.

## **11. Community Awareness, Education and Stewardship**

To support environmental leadership and the creation of a healthy ecosystem, the efforts and stewardship of the entire community area essential. Individual and community level initiatives are necessary for a health environment; initiatives include awareness, water management, proper private septic system and private well maintenance; forestry management; and education to foster an understanding and appreciation of the natural environment. All aspects of a healthy ecosystem require the efforts and stewardship of the whole community.

The Ausable Bayfield Conservation Authority's Watershed Report Card monitors and evaluates natural health indicators at a subwatershed level. The Municipality of South Huron will rely on the Watershed Report Cards to monitor the changing health of the natural environment.

Efforts may also include the retirement of marginal lands; financial support for voluntary stewardship efforts such as the Huron Clean Water Project; support for the Stewardship Council, Conservation Authorities and other groups promoting a healthy environment. This Plan encourages the use of innovative tools to enhance natural areas through initiatives such as conservation easements, tax incentives and other voluntary programs.

## **LOCATION**

The general location of lands designated Natural Environment, are shown on The Land Use Plan, Schedule "B" The specific location of Natural Environment uses is shown in the Zoning By-law.

## 5.0 EXTRACTIVE RESOURCES

### A. INTRODUCTION

In 2005, Huron County completed an Aggregate Resource Strategy to balance the future demand for aggregate with the protection of environmental, social and economic features; an update to the Strategy was approved in 2025. The Aggregate Resource Strategy identified resource areas that are most suitable for extraction. In order to identify these areas land use and environmental features that sterilize or constrain the extraction of aggregate were mapped. These features were used to determine land that would be suitable for extraction and have minimal environmental, social and economic impact.

Identifying these areas helps ensure that Council, residents, prospective landowners and developers know these areas are planned for future extraction and protects deposits from incompatible development.

In the interest of balancing mineral aggregate extraction and protection of natural environment features, and in accordance with the 2025 Update to the Aggregate Strategy, the Municipality of South Huron designates areas of primary and secondary deposits with no constraints as “Mineral Aggregates” on Schedule ‘B’.

### B. DEFINITIONS

1. **Mineral Aggregate Deposits** are areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.
2. **Mineral Aggregate Resources** are non-renewable materials, consisting predominately of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material.
3. A **Mineral Aggregate Operation** is lands under license or permit, other than for a wayside pit, issued in accordance with the Aggregate Resources Act. A mineral aggregate operation includes: associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregates and derived products such as asphalt and concrete, or the production of secondary related products.
4. **Constrained Deposits** are those areas of primary and secondary mineral aggregate deposits where social or environmental features may be impacted by the extraction. Constraints include: locally significant wetlands, locally significant areas of natural and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.

5. **Sterilized Deposits** are areas of primary and secondary mineral aggregate deposits that are not recommended for extraction and include: aggregate under areas designated urban, cemeteries, landfills, provincially significant wetlands, provincially significant areas of natural and scientific interest (life science).
6. **Primary Mineral Aggregate Deposits** are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.
7. **Secondary Mineral Aggregate Deposits** are deposits of secondary importance which may contain significant amounts of sand and gravel. Although these deposits are not considered to be the best resources in the County, they contain large quantities of sand and gravel and are an important part of the aggregate supply for the area. These areas are considered to be viable for commercial extraction.
8. **Tertiary Mineral Aggregate Deposits** are deposits of tertiary importance which contain limited amounts of sand and gravel. These deposits are considered the lowest quality and quantity resource in the County and is only viable for commercial extraction in very limited circumstances.
9. **Progressive Rehabilitation** is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the Aggregate Resources Act, and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources.
10. **Sensitive Receptor** includes buildings and land uses such as day care centers, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

### **C. GOALS**

The goals of the Mineral Aggregate designation are to:

1. Utilize the mineral aggregate and petroleum resources in an efficient and environmentally sustainable manner;
2. Recognize existing mineral aggregate and petroleum operations and protect them from activities that would preclude or hinder their continued use or expansion;
3. Protect mineral aggregate and petroleum deposits from incompatible development, since these areas have high potential for future extraction and shall be made available to the market;
4. Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal social, economic and environmental impacts;

5. Minimize conflicts between incompatible land uses;
6. Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
7. Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted;
8. Implement the recommendations of the Aggregate Strategy Report with consideration of local factors, as endorsed by Huron County Council.

#### **D. POLICIES**

The following policies and actions apply to areas designated Mineral Aggregates.

##### **1. Mineral Aggregate License**

In addition to obtaining approvals under the Planning Act, new mineral aggregate operations, and expansions of existing operations, will require approval under the Aggregate Resources Act. An application for license shall be submitted to the Ministry of Natural Resources. Prior to issuing a license, the Ministry of Natural Resources will require a site plan, confirmation of proper designation and zoning, a rehabilitation plan and supporting studies as outlined in the *Aggregate Resources Act* and applicable regulations.

##### **2. Existing Licensed Operations**

Existing licensed mineral aggregate operations and associated uses designated Mineral Aggregate will be allowed to operate. Expansions of existing licensed operations within designated Mineral Aggregate deposits may be permitted to expand according to the policies of this Plan.

Expansions of existing licensed operations onto adjacent lands not designated Mineral Aggregate may only be permitted where the policies of this section, Existing Licensed Operations are satisfied.

All aggregate operations must be licensed under the Aggregate Resources Act and applicable regulations.

##### **3. Agriculture and Natural Environment Uses**

Before and after mineral aggregate extraction, agriculture and natural environment uses, buildings and structures and accessory uses are encouraged, and shall be permitted on lands designated Mineral Aggregate in accordance with the appropriate policies of this Plan.

#### **4. Operations in Designated Mineral Aggregate Deposits**

Areas designated Mineral Aggregate indicate Primary and Secondary aggregate deposits with no constraints. The Mineral Aggregate designation indicates that aggregate deposits exist, it does not indicate that all conditions are appropriate to allow extraction to proceed. Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations in areas designated Mineral Aggregate will be permitted subject to required, supportive studies.

The opening of a new mineral aggregate operation or expansion of an existing mineral aggregate operation in an area designated Mineral Aggregate will require Aggregate Resources Act approval and an amendment to the Zoning By-law. Applicants are encouraged to obtain approvals through the Aggregate Resources Act and the Planning Act concurrently.

Before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license), an application must be completed to the satisfaction of the Municipality, the Ministry of Natural Resources, and other applicable agencies.

#### **5. Operations Outside Designated Deposits**

Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas which are not designated Mineral Aggregate on Schedule B, will be evaluated on an individual basis.

Where a license for a new or expanding mineral aggregate operation is proposed in an area that is not designated Mineral Aggregate one of these areas, an amendment to this Plan and the Zoning By-law will be required.

#### **6. Compatibility**

All mineral aggregate operations will develop so as to minimize conflict and maximize compatibility with adjacent uses. The Municipality may request that measures such as increased setbacks, berming, landscaping, environmentally friendly dust suppressants or other measures be included in the license.

#### **7. Rehabilitation**

All mineral aggregate operations shall be progressively rehabilitated.

Extraction of mineral aggregate resources is considered an interim use, and progressive and final rehabilitation will be required to return the lands to a previous use or natural environment. On prime agricultural lands, complete agricultural rehabilitation is not required if there is a substantial quantity of mineral aggregate resource below the water table warranting extraction.

## **8. Protection of Known Significant Deposits**

Incompatible uses and development shall be directed away from known significant mineral aggregate deposits, minerals and petroleum resources and operations.

When new development (through a Planning Act application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Mineral Aggregates or as shown on Appendix Maps, and implemented by Sections 6 and 4, Council shall be satisfied that the proposed use is compatible with the current or future use as a mineral aggregate operation.

Development may only occur adjacent to or in areas of significant mineral aggregate resources, minerals and petroleum resources if:

- a) Resource use is not feasible; or
- b) The proposed land use serves a greater long term public interest;
- c) Issues of public health, safety and environmental impact are mitigated, and
- d) the use does not adversely affect the availability of aggregate or petroleum resources in adjacent areas.

In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses.

Non-agricultural development and lot creation within 300 metres of an existing aggregate operation or aggregate deposit may require an assessment of potential impacts.

Areas where petroleum/ gas wells are located should be avoided when siting buildings, unless it can be demonstrated that development can occur safely. A well license must be obtained from the Province before any attempt is made to enter or plug a well.

## **OTHER EXTRACTIVE ACTIVITIES**

### **Aggregate Recycling**

Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

### **Wayside Operations**

Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except those areas of existing urban

development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts will be permitted in appropriate areas without an amendment to this plan or Zoning By-law.

### **Mineral & Petroleum Resources**

The extraction of mineral and petroleum resources shall be permitted subject to compliance with applicable regulations. The extraction of minerals and petroleum resources shall be permitted in agricultural areas subject to the site being rehabilitated to its former use, excepting the exemptions as outlined in the Rehabilitation policies in this section.

### **Hydrogeological Study**

A hydrogeological study will also be required to assess any adverse impact on quantity and/or quality of the groundwater resource. Such studies will demonstrate that the extraction will have no negative impact on quality and quantity of the groundwater resource.

### **Commercial Scale Water Taking**

Commercial water taking is a land use involving the installation of piping and pumps and other apparatus on land for the purpose of extracting water for commercial sale.

Commercial water taking operations will be permitted in the Mineral Aggregates and Agriculture designation, provided that a permit to take water is issued by the Ministry of the Environment (MOE) (or the Ministry with regulatory authority) and provided provisions are made to ensure the site is rehabilitated. A commercial water taking operation is subject to a Zoning By-law amendment.

Study requirements for zoning applications to permit commercial scale water taking facilities include:

- a) Hydro-geological study and any other studies requested by the Municipality or MOE to address groundwater quality and/or quantity;
- b) Compatibility with adjacent land uses;
- c) Traffic study; and
- d) Rehabilitation plan.

Pursuant to Section 41(2) of the Planning Act, commercial water taking operations are subject to site plan control.

**LOCATION**

Primary and Secondary Mineral Aggregate deposits with zero (0) constraints, are designated Mineral Aggregate on Schedule B. Existing mineral aggregate operations licensed, in accordance with the Aggregate Resources Act, are also designated Mineral Aggregate on Schedule B.

Primary and Secondary Mineral Aggregate deposits with one (1), two (2) or three (3) constraints, and sterilized deposits, are shown on the map in Appendix 5.

The specific location of Mineral Aggregate uses is shown in the Zoning By-law.



## 6.0 SETTLEMENT AREAS

South Huron has a system of diverse settlement areas including a town, villages, hamlets, and lakeshore development. These urban places provide a variety of residential, commercial, industrial, recreational, social and institutional functions. With their pleasing aesthetic qualities and mix of uses, they are residential and social centers, which provide community services and local employment opportunities.

### A. INTRODUCTION

South Huron has a system of settlement areas where development is concentrated and directed. Within South Huron, settlement areas include: the Town of Exeter, Greater Grand Bend, the Villages of Dashwood, Centralia, and Crediton, and the Hamlets of Woodham, Kirkton, Elimville, Corbett, Greenway, Mount Carmel, and Shipka.

The policies for Towns, Villages and Hamlets are divided into Primary I Settlement Areas (PI), Primary II Settlement Areas (PII), Secondary/Tertiary Settlement Areas, Lakeshore Residential.

South Huron’s Urban Settlement Areas are classified as follows (see following page):

**Table 1: Settlement Area Classification**

Primary I	Exeter, Greater Grand Bend excluding Lakeshore Residential
Primary II	Centralia, Crediton, Huron Park
Secondary	Corbett, Dashwood, Greenway, Mount Carmel, Shipka
Tertiary	Elimville, Kirkton, Woodham
Lakeshore Residential	Lakeshore Residential Area, including Oakwood Park, Maple Grove, Sunnyside, and Kingsmere communities

### B DEFINITIONS

Settlement areas are divided into primary, secondary, tertiary and lakeshore residential settlement areas, consistent with the County of Huron Official Plan. The definition for each type of settlement area is provided below:

#### 1. Primary Settlement Areas:

South Huron's largest urban centres are considered primary settlement areas. These communities have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development and offer a full range of amenities and employment areas.

- a) Primary I Settlement Areas: Exeter and Greater Grand Bend are PI areas as they are serviced by municipal water and sewer and provides a broad range of employment opportunities and community services. Greater Grand Bend is considered a PI area when considered in conjunction with cross-boundary lands and services within the abutting Grand Bend Settlement Area, located in the Municipality of Lambton Shores.
- b) Primary II Settlement Areas: Crediton, Centralia and Huron Park are PII areas because they serviced by municipal water and sewer but are without a range of soft services (grocery, library, medical, etc). PII Areas have potential to accommodate growth, but at a smaller proportion.

## **2. Secondary Settlement Areas:**

Corbett, Dashwood, Greenway, Mount Carmel and Shipka are secondary settlement areas. Secondary settlement areas include villages and hamlets with partial municipal services (municipal water only), which have significant populations but are less densely populated than primary settlement areas. These areas are intended to accommodate a limited amount of residential growth, new community facilities and employment uses.

## **3. Tertiary Settlement Areas:**

Elimville, Kirkton and Woodham are tertiary settlement areas. These areas are villages and hamlets which are serviced by individual or private communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out.

4. Lakeshore Residential is located within the Greater Grand Bend Settlement Area. Lakeshore Residential areas have limited growth potential, and these areas are not intended to contain the same range of land uses found in other settlement areas.

The boundaries of South Huron's urban settlements are identified on The Land Use Map - Schedule B. Settlement areas are also shown on separate detailed schedules.

## **C. GENERAL SETTLEMENT AREA GOALS**

The following goals are established for South Huron's settlement areas:

1. To create vibrant, walkable and complete communities where great urban spaces foster interaction and inclusivity for all.
2. To encourage and facilitate the provision of a full range of housing forms and tenures to meet the needs of current and future residents.

3. To recognize the critical importance of urban natural environment, parks and open spaces in providing physical and mental health benefits, recreational opportunities and enhancing community capacity to adapt to a changing climate.
4. To manage growth (eg. intensification, infill development) such that settlement areas remain prosperous and sustainable without encroaching unnecessarily on agricultural lands and natural spaces.

**D. GENERAL SETTLEMENT AREA POLICIES**

**1. Growth Allocation**

The primary settlement areas (PI and PII) of Exeter, Crediton, Centralia, Greater Grand Bend and Huron Park will continue to be the focus of development activity in South Huron over the long term.

Growth and development will be directed first to settlement areas with full municipal sewer and water services. Opportunities in secondary and tertiary settlement areas will generally be for infilling, rounding out and providing limited community facilities, commercial and employment lands consistent with the rural character of the community.

Development within fully or partially serviced Settlement Areas will be contiguous with existing development and will be connected to available municipal water and/or sewer services. Development permitted to round out unserviced settlement areas will be contiguous with existing development.

In accordance with the policies established in the Huron County Official Plan, the following growth allocation targets are established for the entire area of South Huron. South Huron’s growth allocation differs slightly in that there is limited potential to accommodate further growth in the Lakeshore Residential Area. Further, additional allocation is allocated to Primary Settlement Areas in lieu of Secondary and Tertiary Settlement Areas in recognizing the extensive infrastructure investments made by South Huron in these communities particularly. Thus, more growth (75 percent, rather than the County allocation of 65 percent) is allocated to Primary Settlement Areas.

**Table 2: Growth Allocation in Primary Settlement Areas**

Settlement Area Type		Allocated Growth	
Primary Settlement Area	PI	75%	75%
	PII	25%	

In Secondary, Tertiary and Lakeshore Residential settlement areas, a limited percentage of growth is permitted as outlined in the following table.

**Table 3: Growth Allocation in non-Primary Settlement Areas**

Secondary Settlement Area	14%
Tertiary Settlement Area	8%
Lakeshore Residential Area	3%

The Municipality will monitor growth and development within its settlement areas and at the time of the next Official Plan update the Municipality will report development in relationship to the growth allocation targets.

**2. Intensification**

Intensification includes redevelopment, infilling, and expansion or conversion of existing buildings, including the establishment of Additional Residential Units. The efficient use of land and services is encouraged through increased intensification within the existing boundaries of settlement areas.

1. The Municipality of South Huron establishes the following targets for intensification:
  - a) 20% of total residential development in Primary Settlement areas will be accommodated through intensification.
  - b) 10% of total residential development in Secondary Settlement areas will be accommodated through intensification.
  - c) Intensification in Tertiary Settlement Areas and Lakeshore Residential Area densities shall be determined based on the adequacy of services.
2. The Municipality will encourage intensification in urban settlement areas by:
  - a) Establishing minimum density thresholds and small lot development where appropriate, for the efficient use of infrastructure;
  - b) Creating mixed-use neighbourhoods;
  - c) Establishing minimum height requirements in downtown areas; and

**3. Affordable Housing**

1. The Municipality will encourage the development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees, taxes and/or development fees, where permitted by legislation.

2. The preferred locations for affordable housing are primary settlement areas with availability of services, employment opportunities, public transportation options and community facilities.
3. In alignment with the County of Huron, the minimum affordable housing target is 30% of all new residential development in South Huron. Applications for new residential development will be required to demonstrate how they help to achieve affordable housing and intensification targets. Affordable housing may be achieved by:
  - a) Increasing density through reduced lot or unit size;
  - b) Construction, redevelopment and renovation of a variety of dwelling types including medium to high-density residential dwelling types, garden suites and Additional Residential Units; and
  - c) Applying government grants and/or subsidies, including identifying surplus municipal land holdings and land dedication.

#### **4. Minimum Density of Residential Development**

New residential development should occur at a density which efficiently uses land, resources, infrastructure and community facilities.

In Primary (P1) Settlement Areas with the exception of the Lakeshore Residential, a minimum gross density of 15 units per hectare shall be achieved in new, fully serviced developments.

In Primary (P2) Settlement Areas, a minimum gross density of 10 units per hectare shall be achieved.

#### **5. Land Needs Analysis & Expansion of Settlement Areas**

Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon. Planning authorities are to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units.

Expansions of existing Settlement Areas or the establishment of a new Settlement Area will consider:

- a) the need to designate and plan for land to accommodate an appropriate range and mix of land uses, including whether opportunities for intensification exist;

- b) whether there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternative s on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with Minimum Distance Separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.

## **6. Employment Areas**

Employment areas include only industrial lands and will be protected for industrial purposes over the long-term. Employment Areas are the focus of major concentrations of industrial-related employment growth and development in the Municipality, which may include manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary commercial uses serving the Employment Area. Community Facility and Highway Commercial uses are not considered Employment Areas.

The major areas of employment land are located in Exeter and Huron Park. Additional employment lands exist adjacent to the Grand Bend Motorplex and at the south end of Centralia along Highway #4.

Municipal community facilities (i.e. ambulance station, fire hall, works yard) may be permitted within employment areas, subject to the specific policies of the industrial designation and zoning by-law.

Employment Areas shall promote economic development and competitiveness by:

- a) providing a range and mix of employment uses to provide for a diversified economic base;
- b) maintaining a range and choice of suitable sites for employment uses to support a wide range of employment activities and related uses to accommodate markets ranging from local to international;
- c) accommodating employment uses on full municipal water, sewer and stormwater management systems

- d) ensuring that employment uses are protected from incompatible sensitive land uses;
- e) providing an appropriate level of transportation infrastructure; and
- f) directing employment related traffic to arterial roads, and away from local residential streets to the extent possible.

### **Expansion of Employment Areas**

A proposal to expand the boundaries of an Employment Area shall only be considered where it is demonstrated that:

1. Sufficient opportunities for appropriate employment growth are not available through designated employment areas to accommodate projected needs over the planning horizon within the Municipality, or sufficient opportunities for growth are not available through designated employment areas to accommodate projected regional needs as a result of locational or economic considerations;
2. Opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;
3. The amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the Municipality as a whole and the Employment Areas on an individual basis, the employment projections for the Municipality, and the intended role of the Employment Area;
4. The proposed expansion is a logical extension of the Employment Area and will be provided with full municipal water and wastewater and stormwater management systems;
5. The proposed expansion has regard for appropriate separation of incompatible sensitive land uses;
6. The land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
7. The transportation network can accommodate additional volume of traffic and demand for services;
8. A suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
9. Cross-jurisdictional issues have been considered; and
10. Other requirements established by the Provincial Policy Statement, legislation and regulations in effect have been satisfied.

## **Removal of Land from Employment Areas**

Employment Areas only include industrial lands. Employment Areas shall be protected and preserved for employment uses and the Municipality shall discourage the conversion of Employment Areas for other uses.

The conversion of lands from Employment Areas to non-employment uses shall only be considered where it is demonstrated that the land is not required for employment purposes over the long-term and that there is a demonstrated need for the conversion.

Conversion of employment areas to non-employment uses must satisfy:

1. Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment and intensification;
2. Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
3. Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
4. Demonstration that the impacts of development on the natural environment will be minimized;
5. Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
6. There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
7. Consideration of cross-jurisdictional issues;
8. Completion of other studies as required to support the proposed development as required by the County and the Municipality.

## **6.1 PRIMARY I SETTLEMENT AREAS: EXETER & GREATER GRAND BEND**

### **6.1.1. Exeter Settlement Area**

Exeter is the largest urban settlement within the Municipality of South Huron. It is located centrally between the rural wards of Stephen and Osborne. Exeter acts as a regional centre for goods, services, culture and employment. It has a full range of housing, and public services including health, education, recreation and social services. It provides a wide choice of housing and this Plan anticipates and directs a major proportion of population growth to occur within Exeter. Exeter is considered a complete



community in the sense that it meets people's needs for daily living for all ages by providing a mix of jobs, services, housing and public services.

### **Goals for Exeter**

The following goals are established:

- a) Provide quality housing for people of all income levels.
- b) Integrate a mix of land uses to ensure Exeter is a complete community.
- c) Create walkable, bike-friendly and accessible neighbourhoods where people can live, work, learn and play.
- d) Preserve and enhance built heritage resources.
- e) Maintain, connect and enhance Exeter's greenway, parks and trail system.
- f) Ensure an adequate supply of employment and commercial lands to meet the long-term needs of Exeter and its service region.
- g) Maximize development opportunities within Exeter's existing settlement area boundary.
- h) Strengthen communities by providing opportunities for social interaction in new developments and public places.

### **6.1.1.1 Exeter Commercial**

#### **A. Introduction**

Commercial development is an integral component of urban land use structure. Through commercial activity, the community derives the commodities and services required to function and prosper. The commercial sector is also a major source of employment and taxation revenue. To a large extent, the vitality and viability of a Municipality is dependent on the physical and economic health of its commercial base.

General commercial uses such as retail and service commercial are concentrated within the Historic Core along Main Street (Hwy 4), with some commercial uses spilling north and south. The long term viability of commercial uses within the Historic Core is critical to the overall health and vitality of Main Street Exeter. General commercial uses will develop according to the policies included in the Historic Core and Mixed Use designations.

Highway commercial uses are concentrated around the intersection of Main Street (Highway 4) and Thames Road (County Rd 83) and at the south end of Exeter along Main Street (Highway 4). The combination of both general commercial uses and highway commercial uses contribute to Exeter's position as a full-service retail and business centre in the region.

A range of uses catering to the traveling public as well as large format retail which are land extensive, require outdoor sales facilities or storage shall be directed to locate within the Highway Commercial designation. All other commercial uses shall be directed to locate within the Historic Core or the Mixed Use designations.

## **B. Definitions**

The commercial classification of land use is comprised of three major groups:

1. **General Commercial:** smaller-scale commercial uses such as retail stores, professional offices, financial institutions, restaurants, personal services, cultural, recreational and entertainment uses. This range of uses promotes a pedestrian-oriented, active streetscape that serves as a social, economic and cultural focal point of the community.
2. **Highway Commercial uses:** large format retail stores, which are land extensive, require outdoor sales facilities or storage, as well as a range of uses catering to the traveling public. These uses typically include automotive service stations, vehicle sales and service, fuel dealers, repair, service and rental establishments, building supply and hardware stores, motels, hotels, restaurants, animal hospitals and large format retail stores. Because of their extensive space needs, operating characteristics, locational and functional requirements, highway commercial uses are not easily sited within the compact urban form of the Historic Core or Mixed Use Areas.
3. **Grouped Commercial:** Commercial and related uses are located in a planned development commonly known as a shopping centre or mall which permits a wide range of general commercial uses subject to market justification and consideration of its complementary role to, and effects on, the viability of the core commercial area within the Historic Core and Mixed Use Areas.

## **C. Goals**

The following commercial goals are adopted:

1. Retain and strengthen the Historic Core as the dominant centre of economic, social and cultural activities.
2. Promote a compact, well-defined Historic Core in which an attractive pedestrian environment is developed by stressing the creative use of design to integrate new structures into the predominantly older ones without losing the character of the existing built and natural environment.
3. Enhance opportunities for residential and other complementary development in Mixed Use Areas through increased flexibility.
4. Retain and enhance Exeter as a full-service regional business and retail centre for its large trade area population.

5. Promote an orderly pattern of development and a high standard of building and site design for commercial uses, which shall be implemented through site plan control.
6. Permit limited Grouped Commercial uses in a manner which complements the Historic Core and increases business opportunities and consumer choice without detracting from the goal of retaining a strong, healthy and viable core area.

#### **D. Policies**

To achieve the Commercial goals, the following policies are adopted:

##### **Historic Core**

The Historic Core is the original business district of Exeter and contains some of Exeter's oldest and most architecturally significant buildings. The Historic Core contains the highest concentration of retail commercial uses as well as major community facilities and health services which create a desirable pedestrian scale atmosphere.

The Core will continue to be the focus of retail commercial activities and the location of major community facilities. A variety of development opportunities exist for residential intensification in the Historic Core. Residential intensification is encouraged above and to the rear of commercial buildings on Main Street and within the residential neighbourhoods that exist on the east side of William Street and the west side of Albert Street.

1. Buildings and sites will be designed to facilitate compatible development. Compatible development may not necessarily be the same as existing buildings in the vicinity, but enhances an established community and co-exists with existing development without causing undue adverse impact on surrounding properties.
2. Commercial uses are required to be oriented to Main Street and be established at grade.
3. Major community facility uses (municipal offices, libraries, hospitals, etc.) are encouraged to be oriented to Main Street. Minor community facility uses (child care facilities, social clubs, places of worship) may be permitted throughout the District.
4. Residential uses within the Core are directed to be located above/to the rear of commercial uses, or oriented to William and Andrew Street. Residential intensification will be permitted in accordance with the Residential designation policies.
5. High activity uses that animate the streetscape, like retail and restaurants, are encouraged at grade, with uses such as offices and residential uses on second floors and above.

*SOUTH HURON OFFICIAL PLAN*

6. Buildings shall be designed and renovated to provide active uses at grade in order to promote pedestrian activity, create visual interest, and high quality of architectural and urban design.
7. With the exception of small-scale development within or attached to existing buildings, the minimum height of buildings fronting Main Street shall be two storeys. The maximum building height shall be 6 storeys.
8. New buildings are encouraged to be compatible with the dominant architectural style and materials that exist in the Historic Core, and shall comply with the general urban design policies of this Official Plan or any urban design guidelines specifically developed for the Historic Core. New buildings shall be established in a way that provides a solid building face along Main Street, and does not leave gaps in the building façade.
9. Parking shall primarily be provided through on-street spaces either on Main Street or at the rear of commercial uses on Main Street. The Municipality may exempt certain types of development from providing off-street parking or exempt certain areas within the Historic Core from the need to provide off-street parking in the implementing zoning by-law. The Municipality may establish a cash-in-lieu of parking program to assist in funding programs to make rear parking lot improvements. Adequate bike parking facilities shall be provided.
10. Parks within the Historic Core are recognized as community destinations and may be used as locations for festivals and events.
11. Social and administrative community facility uses which serve the entire community (e.g. Library; Hospital) are directed to the Historic Core. Major social and administrative uses, such as municipal offices; library, museum, theatres, etc. are encouraged to locate on Main Street. Minor social and administrative uses, such as places of worship, day care facilities, and social clubs, are encouraged to locate on William and Andrew Streets and side streets ~~within the District~~.
12. Medical facilities which exceed the criteria of home occupations in residential areas of Exeter will be directed to locate in the Historic Core or Mixed Use designations. Within the Historic Core, it is anticipated that there will be a concentration of medical offices and facilities surrounding the South Huron Hospital located at the corner of William Street and Huron Street West.

## **Mixed Use**

To help provide a broader range of housing options and choice within the community, and to support transition between commercial areas, this Plan encourages the development of mixed use environments which may include higher density housing options, community facilities, and commercial uses of a similar scale and character of the Historic Core. The Mixed Use designation is located at the north and south ends of the Historic Core to promote the transition of uses while protecting the Core function along Main Street Exeter.

1. The permitted uses on lands designated Mixed Use are:
  - Residential uses,
  - Tourist accommodations;
  - Retail and service commercial uses with a gross floor area of 500 square metres or less;
  - Professional offices;
  - Restaurants;
  - Minor community facilities including but not limited to places of worship, daycare facilities, and social clubs;
  - Parks and urban squares; and,
  - Public uses and public and private utilities.
2. The existing residential development within the District represents a mix of architectural time periods and styles. Residential intensification is encouraged within the Mixed Use designation.

Multi-unit residential buildings to a maximum height of 6 storeys are envisioned to support a vibrant Historic Core and maintain Main Street as a 'people-place'.

## **Highway Commercial**

1. Highway commercial uses shall be permitted on land designated Highway Commercial on the Land Use Plan for Exeter (Schedule C).
2. Highway commercial areas will be developed so as to complement and not to compete with or undermine the core area commercial functions.
3. The Highway Commercial designation will be reserved primarily for highway-related commercial uses. Other permitted uses may include neighbourhood convenience uses, and large format retail establishments subject to the requirements below, but shall not include offices, financial services or general retail uses of the Historic Core District. Commercial uses that are not legitimate Highway Commercial uses will not be permitted. Boutique hotels, defined as attractive, tourist-oriented, mid-sized hotels, are a permitted use in the Highway Commercial designation.
4. Large format retail stores, with 700 square metres or greater of total floor area are permitted within the Highway Commercial designation. Retail stores less than 700

square metres may be permitted by rezoning, only where they are shown to complement and not undermine the planned function of the Historic Core and Mixed Use areas. Proposals must be accompanied by supportive market studies which demonstrate a market need for the use and its location, and no undue detrimental impact on the Historic Core and Mixed Use designations.

5. Multi-unit highway commercial developments will be limited to prevent general commercial uses in the Highway Commercial designation. Highway Commercial lands shall not contain more than two units or uses per parcel of land to be developed, except by rezoning. A unit or use is defined as a separate tenant or business which is operated independently from another tenant or business on the same parcel. More than two units or uses on a property may be permitted by rezoning subject to the following requirements:
  - a) The proposed uses are legitimate Highway Commercial uses for which a need has been demonstrated;
  - b) Sufficient space is unavailable or impractical in other Highway Commercial developments or in facilities in other appropriate designations for the proposed uses, and
  - c) Reasonable assurances have been provided to verify that tenants are available for the proposed units.
6. Highway Commercial shall develop in accordance with the following built form policies. Built form policies shall be implemented through Site Plan Control.
  - a) New development shall provide an attractive visual identity through the provision of façade treatments that have architectural or cultural heritage value within Exeter;
  - b) Height, massing, orientation and layout of buildings shall promote the creation of a pedestrian-scale environment, where possible;
  - c) Design of new or redeveloped buildings shall facilitate access and use by persons with disabilities;
  - d) Buildings shall be positioned in such a way to define functional and secure pedestrian access from the street and parking areas to the main accessible entrance of the building;
  - e) Buildings should be oriented to the street;
  - f) All highway commercial uses shall be connected to full-municipal water, sewer and storm sewer services;
  - g) Site grading and storm water management shall be supported by a drainage/storm water management study to the satisfaction of the Municipality;
  - h) Parking, loading facilities and driveways shall be designed to facilitate safe movement on-site and to minimize disruption to the flow of traffic;

- i) Access to streets and design of driveways shall be supported by a traffic impact study, satisfactory to the road authority;
  - j) Waste handling, recycling and snow storage shall be considered in the site design;
  - k) Temporary or permanent outdoor display and storage shall be identified as part of the site design and will be located and screened to the satisfaction of the Municipality;
  - l) The form and design of new development shall complement any natural features such as watercourses, river valleys, wooded areas and parklands that form part of or are located adjacent to the site;
  - m) Landscaping shall be used to enhance the appearance of the site, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets; and
7. Special Policy Area for the land described as Lots 927 & 928, Part Lots 926 & 929, Plan 376 in Exeter. The lands within this area may also have a high density residential use (i.e. apartment dwellings) at a maximum density of 136 units per hectare. (as amended by OPA 20)

### **Grouped Commercial**

- 1. Grouped Commercial developments may be permitted on lands designated Highway Commercial which complement and do not undermine the planned function of the Historic Core and existing grouped commercial developments and which strengthen the regional retail/service function of Exeter.
- 2. Proposals for new or expanding Grouped Commercial developments will provide:
  - a) Market studies demonstrating a need for the amount and type of commercial uses, and demonstrating no undue detrimental effect on the viability of the Historic Core and existing grouped commercial developments,
  - b) Justification why the development cannot occur within the Historic Core or Mixed Use areas, and
  - c) Reasonable assurances to verify that tenants are available for the proposed units.

Proposals which cannot satisfy these criteria will not be approved.

- 3. The market studies will be prepared under the direction of Council in consultation with the proponent, including the terms of reference and selection of a consultant, at the expense of the proponent. The market studies will be based on accepted principles and supportable methods of analysis, including an explanation of assumptions, data sources, methods and analysis.

4. The Zoning By-law and development agreements will specify the type and size of permitted uses.
5. Grouped Commercial developments shall be designed in accordance with the built form policies that apply to Highway Commercial uses.
6. New development will be restricted to an arterial road location with controlled access.

### **Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, (RSO 1990), any lands within the Highway Commercial designation (including Grouped Commercial) are hereby established as a proposed site plan control area within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

### **Location**

The general location of lands designated Highway Commercial, is shown on the Land Use Plan for Exeter (Schedule "C"). Specific location of types of commercial uses are shown in the Zoning By-law.



### **6.1.1.2 Exeter Residential**

#### **A. Introduction**

Future residential development is encouraged to provide a full range of housing options to meet the needs of current and future residents. Future residential development is directed to include a range of densities and a mix of housing types that promote walkability.

#### **B. Definitions**

**ADDITIONAL RESIDENTIAL UNIT:** a self-contained residential unit with kitchen and bathroom facilities that is located within or attached to a dwelling or in a structure accessory to a permitted dwelling.

**AFFORDABLE** means:

In the case of ownership housing, the least expensive of:

- i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- i. a unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

**DENSITY** means:

- a) **LOW DENSITY** residential uses are generally low rise in character, with a limited number of total residential units in each building. Low density uses include single detached, semi-detached, multiple unit residential buildings, and converted dwellings. Low density residential uses may be permitted to have additional residential units/garden suites in accordance with the policies of this plan.
- b) **MEDIUM DENSITY:** consists of low density uses, rowhouse and multiple unit buildings not exceeding three storeys.
- c) **HIGH DENSITY:** consists of multiple unit residential uses generally greater than three storeys in height.

**DWELLING WITH SUPPORTS:** means a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This

shall include, for example, a group home, crisis care facility, hospice, respite care, housing for seniors, but shall not include a hotel or motel. A dwelling with supports is permitted in all residential areas except for the Lakeshore Settlement Area.

**RESIDENTIAL INTENSIFICATION:** means changes to a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites,
- b) development of vacant or underutilized lots within previously developed areas,
- c) infill development,
- d) the expansion or conversion of existing residential buildings and/or the conversion of non-residential buildings for residential use.

### **C. Goals**

The following residential goals are adopted:

1. To provide a wide variety of housing types and prices to satisfy the varying housing needs of existing and anticipated residents through both private and public actions.
2. To promote the creative use of building and site design and landscaping to allow the mixing of densities, the integration of new structures into the older areas without a loss of harmony and the continuation of the existing natural landscape.
3. To create walkable neighbourhoods with mixed uses and density that reduces dependency on automobiles.
4. To create complete neighbourhoods and mixed housing for all ages to promote health, well-being and aging in place.
5. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the context and design of the surrounding area. (as amended by OPA 24)
6. To assist with the provision of affordable housing to meet the needs of residents with low and moderate incomes.
7. To make the most efficient use of land and existing services available within the urban boundary by encouraging intensification.

### **D. Policies**

To achieve the above-stated residential goals, the following policies are adopted:

The following criteria apply to all properties designated Residential:

1. New residential development will be allowed in all residential neighbourhoods as infilling, expansion or intensification.

2. Infilling and residential intensification will occur primarily in established residential neighbourhoods.
3. The design of residential development, including infill and intensification, within established neighbourhoods shall demonstrate compliance with the County's Residential Intensification Guidelines.
4. The opening up of new residential areas will generally be by registered plan of subdivision or condominium. New residential development should occur at a density which efficiently uses land, resources, infrastructure and community facilities and to a minimum density of 15 main dwelling units per hectares. New developments will be designed and phased in a way to maintain a continuous urban form, interconnected road and servicing network.
5. New residential developments shall provide a mix of dwelling types and includes a range of affordable housing for current and future residents of South Huron. All new residential developments should have consideration for the need for housing options for all income types and household sizes. A mix of housing tenures and forms is recognized for its benefits to the entire community.
6. Residential development shall proceed with concern for compatibility of surrounding land uses. Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' as updated.
7. New residential development will be directed to locations where adequate services including water supply, sanitary waste disposal, storm and surface drainage, roads, sidewalks, street lighting and facilities (e.g. schools, parks and open spaces) are available or can be made available. Active modes of transportation, such as walking trails and bike paths, shall be incorporated into the design of new development, and create and improve linkages between existing trail systems, commercial areas, and community facilities. The active transportation network will be designed to be inclusive of all community members.  
  
New development may require enhanced tree planting to promote shade and heat mitigation over the long term.

8. Street design shall form an integrated network of connected, direct and easy to follow routes which are built on Exeter's existing grid network, promote walking through the provision of sidewalks, trails and open space to link homes with shops, schools, parks and other important destinations. Streets shall be designed to be safe, pedestrian-scale and well maintained.
9. Significant natural features shall be protected and enhanced in the design of new residential developments to maintain green open space. Natural environment enhancements should be designed to promote both ecological and human benefits in order to promote healthy, safe and walkable neighbourhoods.

10. The Municipality will endeavour to meet the recreational and parkland needs of the community through the acquisition and development of parkland. New residential developments shall enhance open space, park and recreational opportunities within Exeter.
11. A variety and mix of housing will facilitate the provision of a full range of housing options including building type, size, tenure (e.g., rental, ownership, life lease, etc.) affordability, housing which contains supports and location.
12. New residential development, including infill and intensification, shall occur at a density which efficiently uses land, resources, infrastructure, public lands and community facilities. Intensification and the development of currently designated lands will form the primary method of meeting new housing need and demand which supports the preservation of farmland and natural areas, promotes energy efficiency and maximizes community investments in infrastructure.
13. New residential development will be directed to locations where adequate services are available. Services to be considered include but are not limited to water supply, wastewater disposal, stormwater management, roads, sidewalks, and public facilities (e.g., schools, parks and open spaces). Where appropriate, new or improved active transportation infrastructure such as walking trails and/or bike paths should be incorporated into the design of new developments.
14. Healthy neighbourhoods are inclusive of all housing needs. Uses such as group homes, hospice, overnight respite, emergency housing, transitional housing, or others which are defined as Dwellings with Support will be permitted in all residential areas.
15. Additional Residential Units (ARUs) shall be permitted either within the main dwelling and/or in a structure accessory to a dwelling. A maximum of two Additional Residential Units are permitted per dwelling unit in fully serviced residential areas. Additional Residential Units shall:
  - Be connected to municipal services (water and wastewater);
  - Subject to the provisions of the Zoning Bylaw.
16. New developments in fully serviced greenfield areas are required to be developed to a higher density than existing residential neighbourhoods of the settlement areas and no less than 15 main dwelling units per hectare.
17. High density residential developments are encouraged to locate within the Historic Core or Mixed Use areas or along arterial streets. Co-location of high density uses with parks and/or other community destinations such as community mailboxes is encouraged.

18. Higher density residential developments will be subject to Site Plan Control and general compliance with the County's Residential Intensification Guidelines shall be demonstrated. (As amended by OPA 24)

### **19. Mobile Home Parks in Exeter**

Within Exeter, mobile homes are permitted only within mobile home parks.

Mobile home parks are permitted in the Residential designation in Exeter. Development within existing mobile home parks shall proceed subject to the provisions of the Zoning By-law and Site Plan Control agreement in effect.

New and expanding mobile home parks within Exeter shall require an amendment to the zoning by-law and will be subject to the following criteria:

1. The need for additional mobile home development must be demonstrated, taking into consideration the demand for housing type and population projections;
2. The development must be serviced with municipal water, sewer, storm sewer and storm water management facilities;
3. The roads internal to the mobile home park must be developed to a local municipal standard;
4. All proposals must be accompanied by a detailed plan which shows the specific location of the subject land, public road access provisions, mobile/modular home site locations and size information, vehicle parking areas, location and type of recreational/amenity facilities, servicing provisions (roadways, water supply, sewage disposal, storm water drainage, lighting), landscaping and buffering provisions, and an inventory of existing land uses in the vicinity of the subject land; and
5. A minimum of five percent (5%) of the land in the park shall be set aside for recreational purposes in the form of communal parkland.

### **Other Permitted Uses in Residential Areas**

#### **20. Secondary Uses**

A small range of related secondary uses will be allowed in residential areas. Secondary uses which form an integral part of the residential structure and play a supportive role such as parks, places of worship, day care centres, small social centres, utilities and infrastructure (i.e. storm water management facility; sewage pumping station) may be permitted if the following policies are satisfied:

- a) Secondary uses are located and designed so that the primary residential character, function and atmosphere is maintained;

- b) Necessary site planning measures are taken to maximize compatibility with surrounding residential uses and mitigate nuisances arising from traffic flow, lighting, signage, and assemblages of people;
- c) That the establishment of secondary uses is preceded by an amendment to the zoning by-law

## **21. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands designated Residential excluding those areas used for low density residential purposes, are hereby established as a site plan control area.

### **Location**

The general location of lands designated Residential is shown on The Land Use Plan for Exeter (Schedule C). Specific locations of types of residential uses are shown in the Zoning By-law.

### **6.1.1.3. Exeter Industrial**

#### **A. Introduction**

Economic growth, prosperity and security in Exeter is largely dependent upon a strong industrial base. The presence of industry creates a high density of employment opportunities which sustain population growth and which serve to counteract out-migration to larger urban centres where job prospects are more abundant. Industrial development also creates spin-off economic activity and employment in other sectors of the local and regional economy through the multiplier effect. The tax revenue generated by industry provides a flow of income needed for municipal operating expenditures and helps to reduce residential and business property taxes. Land use planning for industrial development, therefore, is a critical facet in helping to achieve the Municipality's overall economic development goals.

For its size, Exeter has a strong industrial base; a base which it has maintained over the past quarter century while other towns of similar size showed a marked decline in industrial employment. Exeter has not merely held old industries but has attracted several new ones. Exeter's geographic position, buoyant economic conditions in its service area and an amenable residential and commercial environment makes an increase in the industrial base of Exeter a strong possibility.

The image of industrial development is changing. Most new industries are relatively small, light manufacturing operations housed in attractive buildings on properly landscaped lots. Such industries are ideal for Exeter as they have minimal servicing needs and provide a diversified industrial base.

Industrial land within Exeter is centred along the Thames Road Corridor. Exeter's Industrial land is well served by significant municipal water and sewage capacity.

The lands designated industrial within the Thames Road Corridor are considered Exeter's Employment Area and will be protected for industrial uses over the long term.

#### **B. Definitions**

Industrial Uses - the main use of land within the Industrial designation shall be a wide range of industrial activities: manufacturing, processing, fabrication or assembly of raw materials or goods, warehousing or bulk storage of goods, and related Accessory Uses.

Accessory Uses may be permitted according to the Industrial policies of this section and are defined as:

- a) Subsidiary office, retail and wholesale operations located on the same property as the primary use;
- b) Suppliers that directly and primarily serve industry;

- c) For businesses in the food production and processing industry, accommodation for seasonal employees and migrant labour is considered an accessory use when located on the same property as the primary use. Accommodation for seasonal employees and labourers will not be permitted on any separately titled lot;
- d) Uses that are similar in character and function to the defined Industrial uses herein, such as utilities, public works yards, and emergency service facilities such as ambulance bases and fire stations.

On lands designated Industrial in the Thames Road Corridor Area of the Town of Exeter (Shown on Schedule C) light industrial and general industrial uses may also include service industries (but shall not include retail stores, automotive sales establishments or churches), private recreation facilities and office spaces including professional (excluding a clinic), scientific, information and technical services, real estate, insurance and financial services and training services. Specific permitted uses are listed in the Zoning By-law.

### **C. Goals**

The following industrial planning goals are adopted:

To encourage the development of light and general industry.

1. To encourage the development of an industrial park area with appropriate municipal services and an attractive and functional site design;
2. To encourage industrial facilities and associated uses to incorporate site design and landscaping to establish a high standard of development throughout the Thames Road Corridor;
3. To permit a retail and wholesaling component accessory to the principal industrial use;
4. To maintain a sufficient industrial land reserve to provide for the expansion of established industries, to allow for industrial relocations, and provide for new industrial growth;
5. To encourage industrial development based upon phasing and capacity of required municipal services;
6. To diversify the industrial economic base and expand employment opportunities to achieve a favourable assessment balance; and
7. To establish an orderly pattern of land use geared to meeting industrial needs and compatible with surrounding land uses.

### **D. Policies**

To achieve the industrial goals, the following policies are adopted:



## *SOUTH HURON OFFICIAL PLAN*

1. Industrial uses shall be connected to full municipal services. Prior to connecting to full municipal services, industries shall identify their anticipated water and sewage usage and confirm with the Municipality that sufficient capacity is available in the existing system.
2. The following shall apply to all proposed industrial development:
  - a) Development shall proceed by registered plan of subdivision or condominium. However, infilling or small-scale development may occur by consent based on an approved site layout and design.
  - b) Development shall connect to full municipal services, and
  - c) Development must be compatible with surrounding uses.
3. All industries must meet applicable Federal and Provincial environmental requirements, including obtaining the necessary approvals for:
  - a) Emissions (such as noise, odour, smoke, dust, gases and particulate matter),
  - b) Water-taking, and
  - c) Solid and liquid waste disposal.
4. Similar types of industries should be grouped together, and appropriate site planning and design used to prevent conflict between incompatible uses within the industrial area.
5. The Zoning By-law may establish classifications of industrial uses (i.e. light industrial, general industrial) based on the potential influence on the surrounding area from noise, air emissions, vibration, odour. Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' may contribute to the industrial zone classifications.
6. Where industrial uses abut sensitive land uses, such as residential or community facility uses, the following additional standards shall apply:
  - a) The type of industry will be restricted to ensure compatibility,
  - b) Adverse impacts such as appearance, odour, dust, noise, and heavy traffic movement shall be minimized by the industrial uses through site planning, building design and performance standards.
  - c) If an industrial use is being newly established adjacent to existing sensitive uses, the responsibility will be on the industrial use to establish compatibility. If a residential use is being newly established adjacent to existing industrial uses, the responsibility will be on the residential use to establish compatibility. The Municipality will rely on the Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses' (updated from time to time) when considering compatibility.
7. Ancillary uses may be permitted within the Industrial designation, provided these uses do not conflict with the use or development of the area for the primary

industrial purpose, and provided the proposal does not conflict with other goals or policies of this plan.

8. Land designated Industrial on Schedule 'C' (Exeter's Land Use Plan) is considered an Employment Area. Employment areas shall be protected and preserved for employment uses and the Municipality shall discourage the conversion of employment areas for other uses.

The conversion of lands from Employment Areas to non-employment uses shall only be considered where it is demonstrated that the land is not required for employment purposes over the long-term and that there is a demonstrated need for the conversion.

Conversion of employment areas to non-employment uses must:

- a) Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
  - b) Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
  - c) Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
  - d) Demonstration that the impacts of development on the natural environment will be minimized;
  - e) Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
  - f) There is no on-site contamination that would negatively impact the proposed use or future users of the site;
  - g) Consideration of cross-jurisdictional issues;
  - h) Completion of other studies as required to support the proposed development as required by the County and the Municipality; and
9. The Industrial designation may be expanded by amendment to this Plan where it is demonstrated that the expansion satisfies the policy outlined in this Plan.
  10. Any lands designated as Industrial on Schedule 'C' (Exeter's Land Use Plan) shall be regulated through site plan control.
  11. Site design shall consider appropriate landscaping, buffering, entrances and exits, signage, lighting, and the location and size of parking (including bicycle parking for employees), loading and storage areas. All of these elements will be considered in every development, with special consideration for neighbouring sensitive land uses.

**12. Exeter Industrial – Exception 1 (as amended by OPA 10)**

Notwithstanding the permitted uses of the Industrial designation, the following shall also be permitted uses on those lands described as Plan 376, West Part Lot 893, Part Lot 894, Exeter Ward (145 Thames Road West): radio broadcasting station and ancillary outdoor equipment and storage.

**Location**

The general location of lands designated Industrial is shown on The Land Use Plan for Exeter (Schedule C). Specific locations of types of industrial uses are shown in the Zoning By-law.

#### **6.1.1.4. Exeter Urban Natural Environment and Open Space**

##### **A. Introduction**

Natural Environment and open space serve a range of functions within Exeter, including meeting the active and passive recreational needs of the neighbourhood, community and region.

Active recreation means activities that result in a healthy increase in aerobic rate. They are typically associated with developed facilities, trails and structured activities. In contrast, passive recreation means self-directed activities that require few facilities. While passive recreation typically does not result in increased aerobic rates, it provides important benefits for mental health and stress reduction.

Active and passive recreational uses in parks provide more informal space in order to promote unstructured and organized recreational activities, as well as emerging interests. These may also incorporate elements that cater to individual physical activity and wellness, through features such as exercise/stretching stations, community gardens, etc.

Within Exeter land designated Urban Natural Environment and Open Space includes:

1. Neighbourhood and Community Parks, parkettes, open space commons and trail lookouts;
2. The recreational land and floodplain adjacent to the Ausable River within Exeter, including MacNaughton Park, the MacNaughton-Morrison Trail and Elliot Park; and
3. Stormwater Management Facilities.

In addition to recreation and tourism, Natural Environment and Open Spaces serve to:

- a) Beautify the community by adding a natural quality to the built environment;
- b) Protect unique or sensitive natural features such as flood plains, woodlots, and aquatic environments;
- c) Improve the quality of life of residents and provide opportunities for alternate transportation (i.e. walking and biking trails) and access to nature within an urban environment; and
- d) Provide buffers between conflicting land uses.

The lands within the Ausable River Valley provide important passive and active recreational opportunities. MacNaughton Park includes parkland and formal gardens which provide passive recreation opportunities. MacNaughton Park also includes the Municipal Swimming Pool and the MacNaughton-Morrison Trail which extends to the Morrison Dam, providing active recreational opportunities. Elliott Park, located on the

west side of Main Street on the south bank of the Ausable River, provides for overnight camping.

The lands adjacent to the Ausable River are also identified as flood plain and designating this area as Urban Natural Environment and Open Space protects it from incompatible development. Development in proximity to the Ausable River will be required to complete an Environmental Impact Study according to the policies of the Natural Environment designation.

Opportunity exists to extend the MacNaughton-Morrison Trail on the west side of Main Street along the Ausable River. The Municipality will identify opportunities through the planning and development process to further the goal of extending the trail.

## **B. Definitions**

Urban Natural Environment and Open Space shall primarily be used for parks, recreation and conservation. Uses permitted in the Urban Natural Environment and Open Space designation are defined as follows:

- a) Parks of all sizes and natures; a park, in this context, means land and land covered by water and all portions thereof owned or made available by lease, agreement, or otherwise, to the Municipality of South Huron, that is made available for public recreational use, including any buildings, structures, facilities, erections and improvements located in or on such land and water.
- b) Open Spaces;
- c) Ausable River Valley Corridor and Floodplain;
- d) Streetscapes, including trees, urban forestry, landscaping, edible landscaping, signage; street furniture, lighting and signage;
- e) Accessory uses including play equipment; sports fields; swimming pools and splash pads; and accessory buildings.
- f) Community Garden: a portion of public or private land, tended by a group of people, as individuals or as part of a club or association for the purpose of producing plants and/or food for personal and local consumption not for profit. A community garden does not include garden plots on private land rented or leased to individuals for a fee.

## **C. Goals**

The Urban Natural Environment and Open Space planning goals are to:

1. Provide the widest possible choice of recreational opportunities for the residents of South Huron, ranging from passive (non-facility, low aerobic rate) to active (facility oriented, high aerobic rate) activities;

2. Beautify and enhance the character and quality of the urban environment through the provision, maintenance, and improvement of the streetscape, parks and open space within Exeter;
3. Attract residents and visitors by creating interesting year round open space and spaces for recreational activities, facilities, environments and experiences;
4. Protect unique or fragile natural landscapes and environments such as aquifers, woodlots, flood plains, and fish and wildlife habitats;
5. Creatively use natural environment, parks and open spaces in shaping and guiding urban development; creating linkages between them and as buffers between conflicting land uses;
6. Promote the creation of linkages between parks and open space, including the extension of the MacNaughton-Morrison Trail along the Ausable River; and
7. Work with neighbourhood residents, service clubs and organizations, interested groups, and government agencies in meeting the natural environment, parks and open space needs of the community.

#### **D. Policies**

To achieve the Urban Natural Environment and Open Space goals, the following policies are adopted:

1. Parks, open spaces and natural environments will be placed under the Urban Natural Environment and Open Space designation in the Official Plan but zoned to their specific uses in the Zoning By-law.
2. The establishment of new parks and open spaces will proceed by amendment to the Zoning By-law.
3. The Municipality will continue to support the development and maintenance of recreational facilities, the acquisition, beautification and maintenance of public open space and the development of recreation programs in accordance with community needs and availability of resources.
4. The recreational needs of the Municipality should be assessed on an on-going basis. Among the items that should be considered are:
  - a) present use of park facilities;
  - b) site quality and variety;
  - c) alternative programs for maximizing the use of parks and recreational facilities;
  - d) potential alteration of the size of a park or change in types of facilities provided;
  - e) determination of public recreation and open space needs for both current and future residents.

5. Where existing recreational facilities (e.g. swimming pool) are located within a park, existing facilities are permitted to be upgraded within the same footprint and related accessory recreational facilities will be permitted to be established (e.g. splash pad). Where facilities are situated within the Ausable River floodplain, the Municipality shall work cooperatively with the ABCA to implement flood proofing measures. The Municipality shall make every reasonable effort to expand and/or locate facilities outside of the floodplain.
6. Parkettes, commons and lookouts may be located where opportunities exist. Opportunities can be sought in parks for programming and/or improved animation that strengthens community cohesion and pride through the introduction of activities such as, but not limited to, movie nights, walking clubs, group pick-up games and activities, neighbourhood picnics, community gardens, small brick ovens, temporary markets and talent nights.
7. Urban natural environment, parks and open spaces areas will be acquired and developed through the following actions:
  - a) Parkland dedication or payment in lieu of parkland dedication will be required in accordance with section 42 or 51.1 of the Planning Act, unless specifically exempted by the policies of this Plan or by By-law.
  - b) Through public purchase, donations, gifts and bequests of land and/or monies.
8. In newly developing residential neighbourhoods, consideration shall be given to the supply of parkland and open space. Through the plan of subdivision or condominium process, the Municipality shall require residential developments to make a positive contribution to park and recreational opportunities. Such contributions may include: establishing a neighbourhood park, extension of trail systems, designing infrastructure facilities (i.e. storm water management facilities) to be an open space amenity feature, providing linkages between existing park, trail and open space features, or contributing through the payment of cash in lieu.
9. A high standard of design for parkland, open space and streetscape design will be required as a condition of plan of subdivision, condominium or site plan approval for residential developments.
10. Land to be conveyed for parkland, shall be accepted only when the Municipality has deemed that the site is suitable for park purposes, is needed in the area, is suitably located and accessible to the public.
11. The acceptance of cash-in-lieu of the parkland conveyance will be based on the appraised value of the land as of the day before the day of draft approval of the plan and the following additional considerations:
  - a) Adequate parkland is already available in the area;
  - b) The site is unsuitable for parkland purposes because of physical factors such as size, shape, topography, accessibility or location; and

- c) The parkland dedication would render the remainder of the development or redevelopment area unsuitable or impractical for development.

**Location**

The general location of lands designated Urban Natural Environment and Open Space is shown on Schedule "C" - the Land Use Plan for Exeter. Natural Environment and Open Space areas, associated with Community Facility uses such as schools, arenas and churches, may be designated as Community Facilities on Schedule "C". Specific locations for types of natural environment and open space uses are shown in the Zoning By-law.



## **6.1.2 Greater Grand Bend Settlement Area**

### **A. Introduction**

The Greater Grand Bend Settlement Area extends from Highway 83 to the northern and eastern limits of the Grand Bend Settlement Area, which is located in the Municipality of Lambton Shores, in Lambton County. The northern portion is comprised mainly of lakeshore cottage development with significant natural environment areas, the Port Blake Day Park and scattered highway commercial development along Highway 21. The southern portion borders the Grand Bend Settlement Area and is an example of a cross-boundary growth area, one which crosses both local municipal and County borders. To facilitate the development of a complete community, this Plan provides direction for various cross-border growth components including servicing infrastructure, road patterns and community services.

### **B. Definitions**

The Greater Grand Bend is a settlement area within the Municipality of South Huron that include a wide range of uses including Residential, Highway Commercial, Urban Natural Environment, Recreation and Lakeshore Residential. The Greater Grand Bend Area does not include the Settlement Area of Grand Bend which is located in the abutting County and Municipality, Lambton and Lambton Shores, respectively.

### **C. Goals**

South Huron is committed to a coordinated approach to planning for the broader area in cooperation with Lambton Shores on matters such as servicing, transportation, economic development and land use planning. The following outlines the goals for the broader area:

- To facilitate the development of a complete community through cross-boundary growth.
- To provide a full range of housing types to accommodate a range of incomes and household needs;
- To support quality of life through access to parkland, including urban natural environment, and opportunities for active transportation and recreation;
- To provide access to appropriate employment opportunities and local services;
- To minimize land consumption through compact built form;
- To optimize existing and planned infrastructure and public service facilities; and
- To protect, enhance and restore the quality of the shoreline and natural spaces, recognizing the need to adapt to impacts of a changing climate.

### **D. Policies**

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The Greater Grand Bend Settlement Area is comprised of the following land use designations: Residential, Highway Commercial, Urban, Urban Natural Environment, Recreation and Lakeshore Residential. While similar to other Primary Settlement Areas, the policy framework reflects the specifics of the Greater Grand Bend Area and specifically, the cross-boundary considerations.

To achieve the identified goals, the following policies are adopted:

### General Policies

1. To achieve a complete community, Greater Grand Bend will accommodate an appropriate range and mix of land uses, housing options, transportation options, public service facilities, recreational uses, parks and open spaces to meet long-term needs. Employment uses will be directed to the Rural Industrial designation located on County Road 81 east of Greater Grand Bend (referred to locally as the Grand Bend Motoplex property). New development will be designed to enhance quality of life for all members of the community.
2. Full services are available within Greater Grand Bend and have been extended to many properties. New development is required to connect to full municipal services and no intensification will be permitted on private septic.
3. The Port Blake Day Park is part of the Lake Huron and Elgin Area Water Supply complex, a critical community facility for not only South Huron but many municipalities in southern Ontario. Until such time that the space is needed for the water plant, the park shall provide public access to the Lake Huron shoreline.
4. The Urban designation applies to lands along the east side of Hwy 21. These lands form part of the Greater Grand Bend settlement area and will be designated for a specific land use through an Official Plan Amendment at the time of development. This area will be comprehensively planned for a mix of residential, commercial and community land uses, vehicular and active transportation, stormwater management, protection of natural spaces including the floodplain, parks and open space planning and will be integrated with planned and future development.
5. Urban Natural Environment will be protected for the long term and recognized for its value in adapting to impacts of a changing climate. Urban Natural Environment is subject to the Natural Environment policies of this Plan.
6. In newly developing areas, in addition to general development standards, the following will be required:
  - a) A range of housing types and tenures with a minimum density of 15 units per hectare.
  - b) An Urban Design Brief outlining how the design of the area responds to the existing context of the area and creates sense of place through connection to natural or cultural heritage elements.

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- c) Integrated road and servicing design with multiple opportunities for connections to abutting development lands;
- d) Integrated Community Trail which
  - i. provides access to community destinations such as the Port Blake Day Park, or amenities within Lambton Shores;
  - ii. is tree lined where possible;
  - iii. connects to high quality public open spaces including parkland and urban natural environment; and
  - iv. provides connection opportunities to adjacent lands.
- e) Adequate green spaces to provide recreation opportunities and access to Urban Natural Environment spaces for passive recreation where appropriate.
- f) Enhanced tree planting to promote shade and heat mitigation over the long term.

### 7. Residential

- a. New residential development, including infill development, shall occur at a density which efficiently uses land, resources, infrastructure, public lands, and public service facilities.
- b. Low, Medium and High Density Residential areas will be identified in the Comprehensive Zoning By-law. A mix of housing types will be encouraged within all areas outside of the Lakeshore Residential designation. Where high density residential is proposed, it is encouraged to co-locate with park spaces or community facilities.
- c. Residential Parks are permitted within the Residential designation. A Residential Park is defined as including mobile homes and modular homes.
- d. Residential Parks shall be designed to foster a high quality of life with a focus on walkability, community facilities, adequate open space and recreational provisions, and landscaping. Residential Parks will be required to have full servicing, separation of permanent and seasonal uses (if applicable), and appropriate density.

### 8. Highway Commercial

- a) Highway commercial uses are restricted to lands designated Highway Commercial and will be restricted to uses which are related to the tourist trade and to the needs and convenience of the travelling public.
- b) Any existing commercial uses which do not conform to this policy at the time of adoption of the implementing zoning by-law will be zoned to existing use, in

conformity with the Non-Conforming Uses Policies of this Plan (Section 13.2.2).

- c) The permitted uses in the Highway Commercial designation will be limited such that established commercial areas, including Main Street, within the Village of Grand Bend are protected. Large space users that are not of a highway commercial nature shall not be permitted on lands designated Highway Commercial in Greater Grand Bend. Large format retail uses less than 700 square metres are directed to commercial areas within Lambton Shores.
- d) A high standard of site plan and building design will apply to highway commercial uses and will address building location and orientation, pedestrian and cyclist elements, landscaping, screening, signage, on-site parking and loading areas, lighting, and outdoor storage and refuse collection areas.

#### 9. Lakeshore Residential

Most of the Lakeshore Residential development began as summer cottages. Many seasonal cottages remain, although the redevelopment to more intensive or continuous year-round residential dwellings is occurring. Recent development along the lakeshore has been designed and serviced to accommodate year-round residential use.

- a) Lakeshore Residential Areas are permitted for continuous, year-round occupancy where adequate sewage, water, road access and other services are available.
  - b) No intensification is permitted on private services. Single infill development in areas designated Lakeshore Residential may be considered provided significant natural features and functions are protected, adequate buffers are maintained from natural hazards, development is compatible with surrounding uses, and density and services can be adequately addressed.
  - c) The majority of Lakeshore Residential communities have developed on private roads. Within existing Lakeshore Residential communities, development of vacant lots and the creation of infill lots may occur on privately owned roads provided the subject roads are shown within a registered plan of subdivision, are owned/maintained by an association or syndicate and are considered an appropriate form of access. In the case where no registered plan is available or the applicant is a syndicate, the road must be shown on a road plan.
1. The following development standards shall apply to all development in the Lakeshore Residential designation:

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- a) Development within the Lakeshore Residential designation shall be limited to low-density single detached residential dwellings.
- b) Development must be compatible with surrounding uses and will consider features such as landscape buffers and view corridors.
- c) No intensification can occur prior to the extension of full municipal sanitary sewer.
- d) No new development will be permitted on the lake bank, beach, beach vegetation area or ravines. Setbacks from slopes will be determined with input from the conservation authority and will be directed outside of the defined stable slope limit and the 100 year erosion limit.
- e) Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands according to the Natural Environment policies of this Plan. The clearing of natural areas for new Lakeshore Residential development is discouraged. Any development proposed adjacent to a Natural Environment designation will be required to complete an Environmental Impact Study.
- f) Lot sizes will be sufficient to accommodate the proposed method of servicing over the long-term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, and the County of Huron's Terms of Reference for Nitrate Studies. All lots will be sized to accommodate a conventional septic system, but a contingency bed area is not required. Where nitrates are not the limiting factor, the minimum lot size is 2,000 square metres. (as amended by OPA 24)
- g) Water supply and sewage disposal are subject to approvals from the appropriate authority before development occurs.
- h) Consideration will be given for the need for public access to the beach.
- i) Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by subdivision or syndicate residents. Council may accept payment in lieu of parkland where appropriate.
- j) Vehicular access will be provided by a public road developed to municipal standards, or in the case of infill development, access to a public road via a private right-of-way.
- k) Adequate grading and drainage, and storm water management are required.
- l) A development agreement will be signed and registered on title to the satisfaction of the municipality.
- m) The appropriate zoning is in force.

In addition to the foregoing requirements, the following standards apply if an existing or proposed lakeshore community, subdivision or syndicate desires to establish a new subdivision, permit increased levels of year-round continuous residential use, or

otherwise increase density and intensity of use. Areas within the lakeshore residential designation may be rezoned for such development, in accordance with the following requirements:

- a) Zoning to permit increased density or intensity of use will apply to a community or development as a whole, to allow for consideration of cumulative impacts and an appropriate scale for servicing infrastructure needs. Lots will not be zoned for increased density or intensity on a piecemeal basis;
- b) Compliance with the development standards for Lakeshore Residential pertaining to water supply, sewage disposal and a public road developed to Lakeshore Residential municipal standards and assumed by the Municipality;
- c) The density of new Lakeshore Residential development will not exceed 1 dwelling per 0.4 hectares. Areas of natural environment included in the design may be used in calculating density.
- d) The water supply and distribution system comply with provincial and municipal requirements in force at the time of the application;
- e) Each septic system is capable of supporting year-round occupancy, and appropriate contingency measures are in place;
- f) Any new Lakeshore Residential community, including the opening up of new areas, shall be established by plan of subdivision/condominium. Roads within a plan of subdivision shall be required to be deeded as a public road. Such new development will be required to connect to existing municipal sewage and water services in accordance with the servicing policies of this Plan.

The subdivision or development is responsible for providing documentation to verify the criteria listed above have been met.

## **6.2. PRIMARY II SETTLEMENT AREAS**

### **A. Introduction**

In South Huron, Huron Park, Centralia and Crediton are classified as Primary II Settlement areas. Primary II Settlement areas are villages with full municipal water and sewer services and development lands available to accommodate population growth, but at a smaller proportion than Primary I Settlement Areas.

Primary II Settlement areas provide some range of commercial, employment and community facility uses, but in a more limited range than the uses and services provided in a Primary I Settlement Area.

Development in South Huron's Primary II Settlement areas will consist of predominantly residential uses, with employment, commercial and community facility uses that support the village and surrounding rural community.

### **Centralia and Crediton**

Centralia is located off Highway 4 and Huron Park Road in Stephen Ward. It is predominately a residential village with churches and commercial uses concentrated in the village and along Highway 4.

Crediton is located on Crediton Road, Huron County Road 10, in the centre of Stephen Ward. Similar to Centralia, it is a predominantly residential village and includes a mix of commercial, employment and community facility uses, including the Crediton Community Centre and Sportsplex.

### **Huron Park**

Huron Park is located on Airport Line, between Centralia and Crediton.

Huron Park was first established as a former R.C.A.F base and its airport played a major role in the British Commonwealth's Air Training Program, training thousands of young pilots and navigators for service in the Royal Air Force during World War II.

The residential side of Huron Park provides a significant supply of affordable housing within the Municipality. It is recognized that there is some opportunity for re-development of the existing residential units within Huron Park.

Huron Park Industrial Area provides a significant supply of employment (industrial) lands within South Huron. South Huron intends this area to be the site of future industrial growth within the Municipality.

## **Land Use Designations for Primary II Settlement Areas**

Lands within Crediton and Centralia are designated Urban in this Plan in order to ensure maximum flexibility for the planning and development of these communities. Land uses will be specifically zoned in the zoning by-law. Change of land uses within Centralia and Crediton will not require an amendment to this plan but will be controlled by the zoning by-law.

Lands within Huron Park have been designated into two categories: 1. Urban; and 2. Commercial/Industrial/Community Facility.

Notwithstanding the policies of the Industrial designation, within Huron Park, lands within the Commercial/Industrial/Community Facility designation are considered Employment Areas. The expansion and removal of this designation shall be in conformity with the policies established in the Industrial designation (Removal of Employment Lands).

## **B. Definitions**

Terms used in the Primary II Settlement Area policies shall use the same definition as provided in the General Settlement Area policies and the Primary I Settlement Area policies. Refer to those sections for the applicable definitions.

## **C. Goals**

The following goals are adopted for Primary II Settlement Areas:

1. Provide opportunities for new residential, commercial, industrial and community facility uses to meet the needs of the settlement area and surrounding community;
2. To prevent fringe or sprawl development patterns by encouraging an efficient concentration of urban uses;
3. Provide a broad mix of housing choices, both to rent and own, in sufficient supply and variety in type, cost, affordability and location to meet the housing needs of the community;
4. Permit a mix of uses to locate local services in proximity to residential uses in such a way that it creates walkable, bikeable and accessible neighbourhoods;
5. Maintain residential neighbourhoods and green spaces that are safe, well-lit, well-designed, inclusive of trees, attractive and walkable, bike-friendly and accessible;
6. Ensure compatibility between land uses through the use of setbacks, building and site design, landscaping and open space to minimize conflicting land uses;
7. Meet the urban natural environment, parks and open space needs of the community and to protect the natural landscapes that exist within and adjacent to settlement areas;



8. Promote Huron Park Industrial Area as a critical supply of local and regional employment lands.

#### **D. Policies**

The following policies apply to Crediton, Centralia and Huron Park:

##### **1. Servicing**

All development within Primary II Settlement areas shall be serviced by full municipal water and sewer services.

##### **2. Residential**

1. Low, medium and high-density residential uses are permitted within areas designated Urban or Residential.
2. New developments shall demonstrate how they assist the municipality in achieving intensification and affordable housing targets, in accordance with Section 6, D. GENERAL SETTLEMENT AREA POLICIES.
3. Infill developments may be permitted by consent, subject to the Land Division policies.
4. Low, medium and high density residential developments shall be considered subject to their merits. New residential developments shall meet the following criteria:
  - a) Height and massing of medium and high density housing shall be compatible with the character and density of the surrounding residential area;
  - b) To the furthest extent possible, natural areas and existing trees be protected and incorporated into the design of the site;
  - c) Adequate road access shall be provided and all parking shall be off-street;
  - d) Sidewalks and trails shall be incorporated and connected into developments to promote and enhance walkability of residential developments;
  - e) Landscaping, provision of green, open space and tree planting will be provided to achieve a welcoming, pedestrian-scale environment, and enhance the appearance of the development and its compatibility with surrounding residential areas;
  - f) Connect to full municipal services and demonstrate the ability to manage storm water, lot grading and drainage on-site;
  - g) Adequate on-site amenities shall be provided.
  - h) Safe movement of traffic shall be demonstrated and any required improvements to the road network shall be undertaken as part of the development proposal;

- i) Residential development in proximity to Industrial uses shall proceed according to Ministry of Environment Guideline D-6 'Compatibility between Industrial Facilities and Sensitive Land Uses', as updated.

### **3. Community Facilities**

1. Community Facility Uses are permitted within areas designated Urban or Residential.
2. Minor community facilities shall be permitted within residential areas. Minor community facilities are supportive of the residential structure and include uses such as: recreational uses associated with parks and trails, places of worship, day care centres, small social centres, utilities and infrastructure.
3. Minor community facilities may be subject to a zoning by-law amendment. Consideration shall be given to uses that can demonstrate:
  - a) The primary residential character, function and atmosphere of the surrounding neighbourhood is maintained;
  - b) Necessary site planning measures are taken to maximize compatibility with surrounding residential uses;
  - c) Sufficient on-site parking is provided
4. Major community facilities, such as public service facilities (e.g. public emergency facilities, works yards, cemeteries) and social and administrative facilities (e.g. government buildings, cultural facilities, sports and recreation facilities/centres, and institutions) are directed to locations in the Residential or Urban designation where they can serve the public while ensuring compatibility with surrounding land uses. Where possible, government buildings and cultural facilities should be directed to the core of the settlement area.

### **4. Commercial and Industrial**

1. General commercial uses are directed to locate in the core/main street of the settlement area.
2. Highway commercial uses are directed to locate on arterial roads (e.g. Highway 4 and Huron Park Road). As there are relatively few locations within Primary II Settlement areas that can support highway commercial uses lands already zoned for Highway Commercial uses shall be protected from conversion to non-commercial uses.
3. Commercial and industrial uses shall be permitted subject to a rezoning. Prior to a rezoning, commercial and industrial uses must demonstrate to the satisfaction of the Municipality:

- a) Development of commercial and industrial areas will be by registered plan of subdivision or consent based on an approved site layout and design.
  - b) The site will be physically suitable for development; adequate services and storm drainage are available or will be made available to accommodate the proposed development.
  - c) A high standard of site plan and building design will be followed.
4. Commercial and Industrial uses within the Huron Park and designated Commercial/Industrial/Community Facilities shall be subject to the policies of the Huron Park Industrial Area.

## **5. Huron Park Industrial Area**

1. Land within the Huron Park Industrial Area is designated as an employment area. Land is designated Commercial/Industrial/Community Facility in order to provide flexibility for development. Specific uses will be zoned in the zoning by-law.
2. A full range of industrial uses may be permitted within the area designated Commercial/Industrial/Community Facility. Bioeconomic development and green, renewable industries are especially encouraged.
3. Where industrial uses proposed in proximity to existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility in accordance with the Ministry of Environment Guideline D-6 "Compatibility between Industrial Facilities and Sensitive Land Uses", as updated.
4. Community facility uses are permitted on lands designated Commercial/Industrial/Community Facilities in accordance with the Community Facility policies of this Plan (7.0).
5. Community facility uses shall be sited with appropriate setbacks from existing industrial uses. Site and building design will be undertaken in such a way to maximize compatibility between community facilities and industrial uses within the Industrial Area.
6. Commercial uses shall be directed to lands fronting onto Airport Line and the small portion of Huron Park Road designated Commercial \ Industrial \ Community Facility. Commercial uses shall be limited to those commercial uses which provide local services and goods to the businesses and residents of Huron Park (e.g. restaurants, convenience store, personal service shops, post office).
7. Highway commercial and large format commercial uses are directed to Exeter and will not be permitted on lands designated Commercial/Industrial/Community Facility.

8. Industrial uses shall be permitted to have a component of their floor area for the retail and wholesale of the products they produce. The zoning by-law shall establish the standards for accessory retail/wholesale for an industrial use.
9. Development of commercial, industrial or community facilities will be by plan of subdivision/condominium or by consent based on an approved pre-design plan.
10. Development and servicing will occur in a phased manner, in consultation with the Municipality.
11. All development will be serviced by municipal water and sewer. Provisions shall be made for storm water management.

### **Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, RSO, 1990, any lands within a medium and high density residential, commercial, industrial and community facility zone within Primary II Settlement area are hereby established as a proposed site plan control area within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

### **Location**

The location of the lands designated identified as Primary II Settlement Areas are shown on Schedule "B". Schedules "D", "E" and "G" show more exact boundaries of the Primary II Settlement Areas and illustrate the land use designations within the settlement areas boundaries.

## **6.3. SECONDARY AND TERTIARY SETTLEMENT AREAS**

### **A. Introduction**

In South Huron, Corbett, Dashwood, Greenway, Mount Carmel and Shipka are secondary settlement areas. Secondary settlement areas include villages and hamlets with partial services (municipal water only) which have concentrated populations, but are less densely populated than primary settlement areas.

Elimville, Kirkton and Woodham are tertiary settlement areas. These are villages and hamlets which are serviced by individual or private communal on-site services.

Development in South Huron's secondary and tertiary settlement areas is intended to permit a limited amount of residential and commercial growth, new community facilities and employment uses (industrial). Most development will be small-scale in nature and will be limited to infilling and rounding out.

### **Dashwood**

Dashwood is located at the midway point along the northern boundary of Stephen on Highway 83 between Exeter and Port Blake. The south half of Dashwood is located within Stephen Ward, with the north half in the Municipality of Bluewater (former Hay Township).

Dashwood is seen primarily as a residential community supplying commercial services to its residents and the surrounding agricultural area.

Sewage service is not envisaged for the Village in the immediate future, however Dashwood is serviced with municipal water.

### **Hamlets: Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham**

The hamlets of South Huron include Corbett, Elimville, Greenway, Kirkton, Mount Carmel, Shipka and Woodham. They are small, but nevertheless pleasant residential communities which provide important commercial, social and institutional needs ranging from the general store to the church and community centre. They are informal "meeting points" for the surrounding farm community, embodying a history and sense of place.

### **B. Definitions**

Secondary settlement areas are serviced with partial services (municipal water only)

Tertiary settlement areas are serviced by individual or private communal on-site services.

### **C. Goals**

The following goals for Secondary and Tertiary Settlement areas are adopted:

1. Promote Dashwood and South Huron's hamlets as primarily residential communities with the commercial and social needs of its own inhabitants and those of the surrounding farms being provided for;
2. To promote a compact form of development within these existing settlement area boundaries;
3. Promote an orderly and creative use of land and built form design in a village or hamlet which complements its rural setting;
4. Achieve a harmony in design between new development and the building and landscaping of the older established areas;
5. Allow a range of residential, commercial, industrial and community facilities to meet the needs of the village/hamlet and surrounding community;
6. Retain general commerce to the established business area of the village and hamlet, and to improve the quality of the urban environment of the business area;
7. Direct the location of new commercial uses into the core area so as to strengthen the feeling of community in the village and hamlet shopping area.

### **D. Policies**

To achieve the goals of South Huron's Secondary and Tertiary Settlement areas the following policies are adopted:

1. Lands within a secondary and tertiary village and hamlet settlement area are designated Urban in this Plan in order to ensure maximum flexibility for the planning and development of these communities. Change of land uses within Dashwood or the hamlets will not require an amendment to this plan but will be controlled by the implementing zoning by-law.
2. Development of secondary and tertiary settlement areas shall be in accordance with the general settlement area policies in Section 7.4 of this Plan.

### **Residential Uses**

3. Single detached dwellings will be permitted in all areas zoned residential.
4. Additional Residential Units may be permitted in partially or privately serviced settlement areas subject to appropriate standards of health and safety with respect to on-site sewage disposal and general lot planning. A total of one (1) Additional Residential Unit is permitted on a partially or privately serviced property, either within the dwelling or in a building or structure accessory to the dwelling.

An Additional Residential Unit will not be permitted on a privately serviced property that is less than 4,000 square metres unless supported by a Nitrate Study completed in accordance with Provincial Guidelines and the County's Terms of Reference for Nitrate Studies.

Additional Residential Units are not permitted on properties which are legal non-conforming with respect to minimum zone area.

5. Garden suites are permitted in accordance with Section 7.4.4, Affordable Housing, of this plan.
6. Residential development and development of sensitive uses in proximity to industrial uses shall proceed according to Ministry of Environment Guideline D-6 "Compatibility between Industrial Facilities and Sensitive Land Uses" as updated.
7. All new lot creation will comply with Provincial requirements for nitrates and the County of Huron's Terms of Reference for Nitrate Studies. All lots will be sized to accommodate a conventional septic system, but a contingency bed area is not required. Where nitrates are not the limiting factor, the minimum size is 2,000 square metres.
8. Home Occupations and Home Industries

Home occupations, including Bed and Breakfasts may be allowed in secondary and tertiary settlement areas subject to the provisions of the zoning by-law.

In secondary and tertiary settlement areas, home industries are considered by rezoning. When considering applications for home industries, the following issues will be considered:

- a) The proposed use is compatible with neighbouring properties. The applicant may be required to submit information regarding the noise, odour and air quality regarding the proposed use;
- b) Siting and buffering criteria, including the siting of buildings may be specified by the zoning by-law;
- c) Adequate parking shall be provided as required by the zoning by-law;
- d) The accessory industry may not be severed from the dwelling; and
- e) Home industries in residential areas may be subject to site plan control.

### **Commercial and Industrial Uses**

9. Change of land uses in the South Huron's villages or hamlets will not require an amendment to this Plan but will be controlled by means of a Zoning By-law. Prior to rezoning, commercial and industrial uses must demonstrate to the satisfaction of the Municipality:

- Development of commercial and industrial areas will be by registered plan of subdivision or consent based on an approved site layout and design.
- The site will be physically suitable for development; adequate services and storm drainage are available or will be made available to accommodate the proposed development.
- A high standard of site plan and building design will be followed.
- Where industrial uses abut with existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility in accordance with the Ministry of Environment Guideline D-6 “Compatibility between Industrial Facilities and Sensitive Land Uses”, as updated.

### **Community Facilities**

10. Community Facilities are permitted within secondary and tertiary settlement areas and should proceed in accordance with the Community Facility policies of this Plan.

### **Creation of New Lots and Development Standards**

11. New lots may be created for residential, commercial, industrial, community facility uses within secondary and tertiary settlement areas.
12. Development may take place either by registered plan of subdivision or consents. When consents are used to open up new areas, they will only be granted on the basis of a pre-design which demonstrates how proposed development fits logically into existing development patterns. Development shall not preclude future development by creating land-locked parcels, etc.

### **Servicing**

13. All development will be serviced in accordance with the policies identified in the Infrastructure Section of this Plan (Section 8.6).

### **Site Plan Control**

Pursuant to Section 41 of the Planning Act, RSO, 1990, any lands within a commercial, industrial and community facility zone within Secondary and Tertiary Village and Hamlet Settlement area are hereby established as a proposed site plan control area within which Council may pass by-laws designating the site of any proposed development as a site plan control area.

### **Location**

The location of the lands designated Urban, to which the above policies apply, is shown Schedule “B” and Schedules “D”, “E”, “F”, “I”, “J”, “K”, “L”, “M”, “N”, “O” are included to



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more exactly describe the boundaries of the secondary and tertiary settlement areas shown as urban on Schedule "B".

## 7.0 COMMUNITY FACILITIES

### A. INTRODUCTION

Community facilities vary in scale, function, and location requirements. Community facilities require planning guidelines and controls to ensure compatible integration within the community.

Community facilities are owned or operated by public, semi-public or private enterprises for the health, protection and welfare of the community. Community facilities are wide-ranging and frequently require some locational flexibility.

### 8.1. DEFINITIONS

Community Facilities fall into two broad categories: social and administrative facilities and public service facilities:

#### **Social and Administrative Facilities**

Social and Administrative facilities include such uses as:

- a) Government buildings such as administration offices, court houses, assessment and registry offices;
- b) Cultural facilities such as libraries, museums, auditoriums, theatres, and civic and convention centres;
- c) Sport facilities such as arenas, recreation centres, race tracks, fair grounds, and stadiums;
- d) Institutions such as hospitals, churches, schools, day care centres, training centres, gaming facilities, fraternal/sororal and other non-profit organizations.

#### **Public Service Facilities**

Public service facilities include such uses as:

- a) Landfills;
- b) Water and sewage treatment facilities;
- c) Cemeteries;
- d) Municipal works yards; and
- e) Public emergency facilities (i.e. fire or ambulance station).

## **8.2. GOALS**

The following Community Facilities goals are adopted:

1. To reduce deficiencies and improve municipal, social, recreation, and utility services in order to maintain the quality, safety and stability of the community;
2. To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses;
3. To provide facilities and services that promote interaction; and
4. To provide efficient, compatible and accessible locations for community facilities.

## **8.3. POLICIES**

The following Community Facilities policies are adopted:

### **Social and Administrative Community Facilities Policies**

1. New social and administrative community facilities shall be directed to locate in settlement areas, ideally within the core area of a primary settlement area.
2. Social and administrative community facilities with expansive floor areas or open space requirements may be located outside of the core area of an urban settlement provided the applicant satisfactorily demonstrates:
  - a) that insufficient space is available in the core;
  - b) that suitable lands and/or buildings cannot be obtained or consolidated in the core;
  - c) that the proposed location is suitable for the use;
  - d) that the proposed location abuts a publicly owned street or road of a standard of construction suitable to the Municipality; and
  - e) that the proposed location has adequate servicing to the satisfaction of the Municipality.
3. Social and administrative community facilities that are smaller in size, including some churches, daycares, and social clubs, should be designed to serve residential areas and may be permitted in designations other than Community Facility subject to the policies of this plan.

4. The establishment of new social and administrative community facility uses that are larger in size and have a wide impact on surrounding communities, such as hospitals, schools and arenas, will only be permitted on lands designated and zoned Community Facility within Exeter. Where land is not designated for the proposed use, an amendment to this Plan and the zoning by-law will be required.
5. Social and administrative community facilities located in Primary II, Secondary and Tertiary Settlement areas will proceed by amendment to the zoning by-law.
6. Existing social and administrative uses located outside of settlement areas will continue to be permitted in the agricultural designation and may expand subject to a zoning by-law amendment, but will not require an amendment to this plan.

### **Public Service Facilities Policies**

1. While public service facilities are encouraged to locate within urban settlement areas, it is recognized that these facilities are often location-specific and may have a significant impact on development when located within urban settlement areas.
2. Land may be removed from the agricultural designation for the provision of public service facilities subject to an Official Plan Amendment from agriculture to community facility provided that:
  - a) The use cannot be accommodated within a settlement area;
  - b) There is a demonstrated need within the planning horizon;
  - c) No reasonable alternative location to avoid prime agricultural areas;
  - d) No reasonable alternative locations in prime agricultural areas with lower quality agricultural land; and
  - e) The impact on surrounding agricultural operations and lands be mitigated.
3. It is recognized that there are a number of existing public service facilities which currently exist outside of settlement areas. These facilities have been designated Community Facility on Schedule 'B' of this land use plan.
4. Where possible, public service facilities will be co-located on land already designated Community Facility outside of settlement areas in order to minimize the impact on the surrounding agricultural land uses.
5. The land designated Community Facility on Part Lot 25, Concession 2, as 22R-5578, Part 1, Stephen Ward shall be developed as a cemetery.

6. Sewage treatment facilities shall establish a buffer area to separate sensitive uses in accordance with the Ministry of Environment D-2 Guideline, entitled “Compatibility between Sewage Treatment and Sensitive Land Uses”.
7. The following sensitive uses are not permitted within 150m of the Grand Bend Sewage Treatment Facility and within 100m of the Exeter Sewage Treatment facility in accordance with the Ministry of Environment Guideline D-2, “Compatibility between Sewage Treatment and Sensitive Land Use”:
  - a) Residential uses, including a residence accessory to an agricultural operation, single detached, multi-unit dwellings, and mobile home parks;
  - b) Recreational uses including trailer parks and campgrounds;
  - c) Institutions including nursing homes, hospitals, schools, churches; and
  - d) Livestock facilities as part of an agricultural operation.

These sensitive uses shall be restricted in the zoning by-law.

#### **8.4. SITE PLAN CONTROL**

Pursuant to Section 41(2) of the Planning Act, (RSO 1990), any lands within the Community Facility designation are hereby established as a Site Plan Control area.

#### **8.5. LOCATION**

The general location of lands designated Community Facility, are shown on Schedule “B” and the Specific Urban Land Use Plans, including Schedule “C” to Schedule “O”. The specific location of types of Community Facility uses is shown in the Zoning By-law.

## **8.0 RURAL-SPECIFIC (COMMERCIAL, INDUSTRIAL, MOBILE HOME PARK)**

Within the Prime Agricultural Area there are several Rural-Specific designations which include developments that were established historically and pre-date current planning direction. It is not the intention of this Plan to allow for the development of additional uses scattered throughout the rural areas of South Huron; however, those uses established in the rural areas of South Huron on the date of the adoption of this plan are recognized and addressed within this section of the Plan under the categories of Rural Commercial, Rural Industrial and Rural Mobile Home Park.

### **8.1 RURAL COMMERCIAL**

#### **8.5.1. Introduction**

Commercial development within the Municipality is generally provided for in those sections of the plan dealing with the Urban Settlement Areas. New commercial uses are directed into urban settlement areas.

There is one specialized area of rural commercial development outside of South Huron's existing urban settlement areas. The existing Rural (~~Airport~~) Commercial use is part of the Grand Bend Airport located on lots 12, 13, and 14, Concession 20, Stephen Ward. This facility is privately owned, and provides commercial and industrial opportunities in the local community. This plan designates the airport lands, and those lands occupied by related business as "Rural Commercial". The airport use of the this space has decreased in recent years and historically, a number of non-airport related uses have been permitted (eg. Grand Bend Motorplex). It is the intention that the uses allowed in areas designated "Rural Commercial" will continue to be commercial uses which are both related and unrelated to the airport.

#### **8.5.2. Policies for the "Rural Commercial" Designation**

Uses permitted within this area designated "Rural Commercial" shall include the following range of commercial uses:

- Airport facilities, including aircraft runways, taxiways and storage areas, buildings and structures, a control tower and airport terminal, navigational equipment;
- Aircraft-related commercial uses, including aircraft sales, rental, service and repair shops, refueling facilities, storage areas and buildings;
- Recreational parachuting facilities and activities, including a clubhouse and training facilities, as well as equipment storage and repair facilities;

- Motor vehicle racing facilities, structures and equipment, including race tracks, drag strips, spectator seating, vehicle storage, servicing and testing facilities;
- Facilities, including motorized vehicle trails, for the recreational use of off-road and recreational vehicles, such as go-karts, snowmobiles, motorcycles, all-terrain vehicles;
- Vehicle-related commercial uses, including automobile and recreational/off road vehicle sales, rental, service and repair shops;
- Eating facilities, including restaurants, drive-in restaurants and snack bars, and accessory retail outlets for the sale of personal convenience items and supplies;
- Meeting facilities and places of entertainment, including an assembly hall and provisions for outdoor public entertainment, as well as associated commercial uses;
- Camping areas, structures and facilities for the overnight accommodation of participants and spectators on a short-term basis, utilizing tents, travel trailers, motor homes or other similar transportable accommodation;
- Sports playing fields and associated structures and facilities for outdoor recreational activities such as baseball and soccer;

Additional uses which are compatible and in conformity with the policies outlined for the Rural Industrial may be included in the implementing Zoning By-law.

All development will be serviced by municipal water and sewer services.

### **8.5.3. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, lands designated “Rural (~~Airport~~) Commercial” on Schedule “B” are hereby established as a site plan control area.

## **8.2 RURAL INDUSTRIAL**

While industrial development is permitted in the "Urban" designation, policies in this section apply to areas designated "Rural Industrial" on Schedule "B".

### **8.5.3.1. Introduction**

While industrial development is directed to urban settlements, there are two areas designated “Rural Industrial” that are located outside of settlement areas in Stephen Ward.

The first is located on lots 12, 13 and 14, Concession 20 (Stephen), adjacent to the Grand Bend Airport. This area serves as the Employment Lands for the Greater Grand Bend Area and provides cross-boundary value to neighbouring Municipality of Lambton Shores as there are limited Employment Lands within the Grand Bend Settlement Area.

The second area is located on part lots 2 and 3, Concession 1 (Stephen), south of Centralia. This property contains a large industrial building which has some opportunity to be re-developed. It is the intention of this plan to recognize this use and provide for its long-term existence and subdivision.

### **Policies for Rural Industrial**

1. Uses permitted within this area are intended to be primarily small-scale industrial uses. In addition to industrial uses, agricultural industrial establishments, agricultural-related commercial establishments, automotive body shops, contractor and tradesmen's shops and yards, service and repair shops, public and private garages, accessory retail and wholesale outlets and offices, storage facilities and warehouses will be permitted uses.
2. Rural industrial uses shall be required to connect to full municipal water and sewer services. Provisions for storm water management and internal access shall be made.
3. Properties designated "Rural Industrial" may be subdivided through the plan of subdivision/condominium or consent process.
4. The subdivision of large "Rural Industrial" properties shall occur primarily through the plan of subdivision or condominium process to ensure comprehensive site development (i.e. access, internal roads, servicing, storm water management, lot layout) is appropriately addressed;
5. Infill development on lands designated "Rural Industrial" may proceed by consent where a pre-design for the development of the property has been approved by South Huron Council, in consultation with other partner agencies, prior to the submission of individual consent applications. A pre-design report will address the following items:
  - a) Servicing;
  - b) Access, internal and external;
  - c) Stormwater management;
  - d) Proposed use(s); and



*SOUTH HURON OFFICIAL PLAN*

- e) Content of development agreement, which will be required by condition of consent.
  - f) Lot sizes will be developed keeping in mind that all lots will be serviced by municipal water and sewer services.
6. A high standard of site plan and building design will be followed including the following elements:
- a) Buffering, landscaping, berming, screening and setbacks will be provided to enhance the aesthetic appeal of development, shield any permitted outdoor storage and refuse containment areas from general view and to minimize any conflicts and adjoining uses;
  - b) Signs will be limited to those necessary to identify the use, property, and type of service or product provided and designed to avoid visual clutter, glare, and distraction;
  - c) Off-street parking and storage facilities must be provided for all permitted uses based on standards established in the zoning by-law. A buffer strip will be provided adjacent to Highway 81 to provide a visual barrier between the highway and parking and storage areas. Site landscaping will be required.
  - d) On-site parking and loading areas shall be sufficient in quantity and satisfactory in location for the needs of the development and convenience of the user. Points of vehicular access and egress will be limited and designed for safe and convenient vehicular and patron circulation. Where feasible, the provision of common access points, parking facilities and service roads shall be encouraged. Berming and landscaping should be used to screen parking areas and soften their stark appearance;
  - e) Outdoor lighting fixtures, where required, shall be installed so that illumination is deflected away from adjoining residential areas;
  - f) Outside storage and refuse collection areas should be located in the most appropriate area protected from general view. Outdoor display and sales areas will be permitted provided it is not located in the landscaped buffer area and is kept in a neat and attractive manner;
  - g) Where industrial uses abut existing or planned residential uses, the industrial uses will be responsible for providing appropriate buffering measures needed to attain compatibility.
7. Development and site plan agreements under Section 41 of the Planning Act will be required for each development.

8. The development of new “Rural Industrial” areas shall not be permitted. New Industrial uses shall be directed to locate within existing urban settlement areas.

#### **8.5.4. Site Plan Control**

Pursuant to Section 41(2) of the Planning Act, lands designated “Rural Industrial” on Schedule “B” are hereby established as a site plan control area.

#### **8.5.5. Location**

The general location of lands designated “Rural Commercial” and “Rural Industrial” are shown on The Land Use Plan, Schedule "B". Specific location of types of uses are shown in the Zoning By-law.

### **8.3 RURAL MOBILE HOME PARK**

#### **8.3.1 Introduction**

South Huron has one mobile home park located outside of an urban settlement area. The Bucklyn Acres Mobile Home Park, Lot 5, North Boundary Concession, Stephen is designated as a Rural Mobile Home Park in this plan.

Any new mobile home parks will be directed to existing urban areas with full-services.

#### **8.3.2 Goals**

1. To ensure the orderly development of the Bucklyn Acres Mobile Home Park located on Lot 5, North Boundary Concession, Stephen Ward.
2. To direct any new mobile home parks to existing urban areas within the Municipality of South Huron.

#### **8.3.3 Policies**

1. Any re-development of the Bucklyn Acres Mobile Home Park located on Lot 5, North Boundary Concession, Stephen Ward will be subject to site plan control under section 41 of the Planning Act, 1990, RSO. No expansion to this mobile home park will be permitted.
2. The existing mobile home park will not be permitted to be converted to separately titled holdings, except by registered plan of condominium, subject to the approval of appropriate authorities.
3. New mobile home parks will only be permitted in urban area and will be subject to urban standards.

**8.3.4 Location**

Bucklyn Acres Mobile Home Park is located on Lot 5, North Boundary Concession of Stephen and is designated Urban on Schedules "B". Mobile homes are also permitted in accordance with the policies of other urban sections.

## **Section 9.0 RECREATIONAL**

While certain recreational uses are permitted in the other designations, policies in the Recreation designation section apply to lands designated "Recreational" on Schedule "B".

### **9.1 INTRODUCTION**

South Huron's countryside, including the rivers, the forests and the lakeshore, provide a scenic and pleasurable environment for many recreational pursuits. Many of the recreational uses that exist in South Huron cater to the traveling public and tourists, in addition to local residents. The use of parks and recreation services is spread almost equally across the age continuum, with the exception of seniors, who use services less frequently, though recreational services for this demographic remain crucial.

Within South Huron, the Huron Country Playhouse (Pt. Lot 3, Concession A, Stephen Ward), Oakwood Inn and Resort, Birchbark Trailer Park, and several area golf courses are examples of important recreation assets.

Recreational uses are often attracted to areas of the Municipality which have fragile ecosystems, such as lakeshore and natural environment areas. Development must demonstrate environmental responsibility and should avoid sensitive areas. In order to minimize environmental stresses and promote cost-effective development, future recreational development will be based on adequately sized lots, appropriate density and adequate services.

Recreational development will be planned to protect prime agricultural land, to minimize any adverse effects on the agricultural community and economy, and to protect lands designated natural environment.

Expansion of the Recreational designation will require an amendment to this Plan.

### **9.2 DEFINITIONS**

Recreational development in the Recreational designation includes campgrounds and trailer parks, and recreational commercial uses such as golf courses, tennis courts, skating rinks, swimming pools, wading pools, splash pads, play areas, skateboard facilities, sports fields, motels, hotels, restaurants and theatres. Recreational uses in areas designated as Community Facility, Residential, Urban Natural Environment and Open Space or Natural Environment are subject to the policies of those designations.

More generally, the Recreational designation supports the public's participation in active and passive recreation. Both active and passive recreation are forms of physical activity that a person voluntarily undertakes in their leisure time for the purpose of mental and/or physical satisfaction. Recreation is often associated with fun and play.

Active transportation refers to modes of non-motorized transportation that have the intent of the user getting from one place to another in an environmentally friendly manner that benefits the physical and social health of the user. While activities that are considered active recreation overlap with those described as active transportation, the concept of active transportation is addressed in other sections of this Plan - examples include walking, running, wheeling, cycling, and inline skating. Forms of active transportation can be made accessible to a wide range of age groups and user abilities within the community.

### **9.3 GOALS**

The following goals have been identified for areas designated Recreational in South Huron:

1. Direct recreational development to designated areas;
2. Ensure recreational development is serviced appropriately;
3. Maintain public access to and use of the lakeshore;
4. Protect, enhance and restore the quality of the lakeshore and natural environment; and
5. Protect agricultural uses from incompatible development.

### **9.4 POLICIES**

To achieve these goals the following policies are adopted:

#### **9.4.1 Development Standards**

The following development standards shall apply to all development in the Recreational designation:

##### **9.4.1.1 Natural Environment Requirements**

Development will proceed according to the Natural Environment policies. Development setbacks shall reflect the existing and potential environmental hazards along the lakeshore, rivers and watercourses.

Development in proximity to Lake Huron will address requirements regarding flooding, erosion, storm damage, dynamic beach instability, shoreline processes and options for shoreline protection. The Conservation Authority may require studies or restrict development within specified boundaries such as the 100-year erosion limit.

#### **9.4.1.2 Compatibility with Adjacent Development**

New and infill development shall reflect the character of the area and be compatible with surrounding uses.

Development shall be designed with consideration of the site's topography, vegetation, soil and drainage characteristics, adjacent land uses and traffic requirements, in order to protect the natural environment and harmonize the design with natural features.

#### **9.4.1.3 Design Criteria**

The following design requirements shall apply to development in the Recreational designation:

- a) Land forms and physical features of the site will be retained as close to their natural state as reasonably possible to the satisfaction of the Conservation Authority or other applicable approval authorities;
- b) Vegetative buffering along the lake bank and watercourses may be required to aid in the maintenance of water quality and limit erosion;
- c) Development will provide adequate landscaping to ensure sufficient shading, screening and noise attenuation on site and for neighbouring properties.
- d) Development is encouraged to consider view corridors. Height limits may be established in the Zoning by-law to maintain view corridors.
- e) Existing vegetation, including trees, will be retained where possible and incorporated into any new development;
- f) Public access will be provided to the Lake Huron shoreline and river valleys.

#### **9.4.1.4 Servicing Requirements**

Adequate services, including water supply, sewage disposal, storm water management, and drainage shall be provided to the satisfaction of the Municipality.

Recreational development shall connect to municipal water and sewer services, where available. Where municipal services are not available, a servicing options strategy and hydrogeological study will be provided in accordance with the Servicing policies of this Plan.

Development shall be located on public roads of an acceptable standard of construction to the Municipality or the applicable road authority.

#### **9.4.1.5 Zoning and Site Plan Control**

Recreational developments shall be zoned to the appropriate recreational zoning and be subject to site plan control under section 41 of the Planning Act.

Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and parking.

#### **9.4.2 Recreational Vehicle Parks and Campgrounds**

In areas designated "Recreational" Recreational vehicle parks and campgrounds will be allowed subject to the following development provisions:

##### **9.4.2.1 Duration**

Vehicles located in a recreational vehicle park will be used only for seasonal occupancy and may not be used as a permanent residence.

##### **9.4.2.2 Units**

All units in the recreational vehicle park will:

- a) Be movable (designed and built on a chassis) but may include decks, sunrooms and additions that do not limit the movability of the main unit;
- b) Be designed with wheels that may or may not have been removed from the structure;
- c) Have access to an internal road;
- d) Have access to adequate parking for campers and guests;
- e) Not be occupied on a year round basis.

##### **9.4.2.3 Density of Development**

Overall density of development will not exceed 15 recreational vehicle lots or campsites per hectare. A cluster design maximizing communal open space is encouraged.

##### **9.4.2.4 Open Space**

Communal open space will be provided in the development of a trailer park and will not be less than 20% of the area to be developed. Communal open space is interpreted to mean a space which can be used for active recreation and not natural environment lands such as ravines, marshes or lake banks.

#### **9.4.2.5 Minimum Lot Size**

The minimum lot size of a recreational vehicle lot will be 150 square metres.

#### **9.4.2.6 Water and Sanitary Services**

Water and sanitary services for vehicle parks and campgrounds in the Recreation designation will be provided in accordance with the INFRASTRUCTURE AND SERVICING section of this Official Plan.

Where available, recreational vehicle parks and campgrounds will be serviced by sewage services. If municipal sewage service is not available, lots will either be hooked up to a communal sewage disposal system or the inhabitants will have access to a communal washroom facility. Individual septic tanks for a recreational vehicle lot will not be permitted.

Where available, recreational vehicle parks and campgrounds will be serviced by municipal water. If municipal water is not available, lots will either be hooked up to a communal water system or the inhabitants will have access to shared water services. Individual drilled wells for recreational vehicle lots will not be permitted.

Approvals for water and sanitary services will be issued in accordance with the regulations and guidance of the Ministry of the Environment ~~and the County Health Unit.~~

#### **9.4.2.7 Licensing**

Pursuant to Section 164 of the Municipal Act, the Municipality may adopt a Recreation Vehicle Parks and Campgrounds By-law which will develop detailed standards and provide for licensing of recreational vehicle parks.

#### **9.4.2.8 Expansion**

Expansion of existing trailer parks shall require an amendment to this Plan and the Zoning By-law.

#### **EXPANSION OF DESIGNATED AREA**

Applications to designate new lands Recreational will require an amendment to this Plan. The following studies will be required to support new Recreational designations:

- a) Justification of the need for expansion, including demonstrating that sufficient opportunities for growth are not available through intensification and/or redevelopment of existing Recreational designations;
- b) Demonstration that the proposed expansion is in the most suitable location and does not comprise specialty crop areas, and there are no reasonable alternatives



which avoid prime agricultural lands; and impacts from new or expanding recreational areas on agricultural operations which are adjacent or close to the recreational area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae;

- c) Demonstration that the planned or available infrastructure and public service facilities are suitable for the proposed development. Where no municipal services are available, a servicing options strategy and hydrogeological study are required;
- d) Demonstration that land is physically suitable for development, considering any constraints, such as hazard lands and natural heritage features.
- e) Demonstration that the road network can reasonably accommodate the additional volume of traffic;
- f) Demonstration that the natural environment will be protected in accordance with the policies of this Plan.
- g) Provide other studies as may be required to support the proposed development as required by the County of Huron and/or the Municipality of South Huron.

## **9.5 SITE PLAN CONTROL**

Pursuant to section 41(2) of the Planning Act, any lands designated Recreational are hereby established as a site plan control area.

## **9.6 LOCATION**

The general location of lands designated Recreational is shown on The Land Use Plan, Schedule "B".

## **SECTION 10 COMMUNITY – WIDE POLICIES**

10.1 Infrastructure and Servicing

10.2 Flood

10.3 Economic Development

10.4 Community Design

10.5 Cultural Heritage & Archaeological Resources

10.6 Climate Change

10.7 Energy

### **8.6. INFRASTRUCTURE AND SERVICING**

Infrastructure and servicing vary in scale, function, and locational requirements and require planning guidelines and controls to ensure compatible integration within the community.

Infrastructure and servicing are fundamental building blocks for development and have the potential to greatly impact the environment. “Infrastructure” refers to the physical structures that form the foundation for development. “Servicing” describes the act or result of employing infrastructure facilities to meet the physical needs of development and the community.

#### **Definitions**

Infrastructure and Servicing cover a broad range of land uses that provide facilities for public service and public use. These are owned or operated by public, semi-public or private enterprises to meet the infrastructure requirements of the community.

Infrastructure and utilities comprise two general categories.

1. Public service facilities which provide large-scale location specific infrastructure facilities are land uses established on a property or area and include such uses as:
  - a) Municipal works yards;
  - b) Landfills; and
  - c) Water and sewage treatment facilities.

2. Utilities are infrastructure facilities that are part of a larger grid, network or system and have limited locational discretion. These include such uses as:
  - a) Utility lines and corridors;
  - b) Electrical grids;
  - c) Telecommunications facilities;
  - d) Roads and Railways;
  - e) Flood and erosion control works;
  - f) Municipal drains;
  - g) Stormwater collection systems and facilities; and
  - h) Water and sewage distribution systems.

**Full Municipal Services** means piped sewage and water services that are connected to a centralized wastewater and water treatment facility and is owned or operated by the Municipality.

**Municipal Water Service** means a municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

**Municipal Sewer Service** means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

**Private Communal Sewage services** means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by the Municipality.

**Private Communal Water Services** means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

**Individual on-site sewage services** means individual, autonomous sewage disposal systems that are owned, operated or managed by the owner of the property upon which the system is located.

**Individual on-site water services** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Partial Services** means:

- a) Municipal sewage services or private communal sewage services and individual on-site water services; or
- b) Municipal water services or private communal water services and individual on-site sewage services.

**Responsibility Agreement** means an agreement entered into between the Municipality or a public body and a single owner pursuant to Section 51 of the *Planning Act* providing for municipal or public assumption of the communal services in event of default by the owner.

### Goals

The following goals are adopted for municipal Infrastructure and Servicing:

1. Provide a system of municipal services consistent with the needs and resources of the community, including: high standards of design and sound planning, engineering, and environmental practices.
2. Consider comprehensive storm water management for all development within the Municipality.
3. Consider transportation planning at all stages of the development process in order to ensure a safe and efficient road network. Active transportation (ie. bike lanes and multi-use trails) shall be included in the design of new areas and incorporated into existing spaces wherever possible.
4. Direct development to urban settlement areas with full municipal services.
5. Coordinate the planning for infrastructure and utilities with long-range land use planning.
6. Locate infrastructure and utilities in a compatible, cost effective, and efficient way.
7. Protect infrastructure and utility facilities from the establishment of sensitive and incompatible land uses.

### Policies

Public service facilities which provide large-scale location specific infrastructure which have a wide impact on the surrounding areas will only be permitted on land designated Community Facility. These uses may be permitted within settlement areas or outside settlement areas, subject to an Official Plan Amendment in accordance with the **Community Facility** policies.

Utilities must be designed to be compatible with neighbouring land uses. Utilities may be permitted within the Municipality without amendment to the Official Plan and Zoning By-law provided they are established in consultation and co-operation with the Municipality. Development of infrastructure and servicing may be made conditional upon public meetings and agreements at the discretion of the Municipality, unless they are subject to the Environmental Assessment Act review process.

Public service facilities and utilities will be located to effectively provide their community functions, while minimizing disruption to surrounding land uses and the natural environment.

Buffer areas will be established surrounding the Grand Bend and Exeter Sewage Treatment Facilities in accordance with the Ministry of Environment Guideline D-2, Compatibility between Sewage Treatment and Sensitive Land Use to separate sensitive uses from sewage treatment facilities. Refer to Section 8 under the Community Facility Designation for these policies.

### **Water and Sewage Services Policies**

The Municipality of South Huron recognizes the hierarchy of water and sewer servicing preferences established by the *Provincial Planning Statement*, and implements corresponding requirements in South Huron.

#### Hierarchy of Servicing Options

Full municipal sewage and water services are the preferred form of servicing development. Growth and development will be directed primarily to fully serviced urban settlement areas.

In areas serviced by full municipal sewage and water services, new and infill development will only be permitted if the water and sewage systems have sufficient capacity to accommodate previously approved development commitments and any proposed new development.

Existing infrastructure will be optimized wherever feasible before new infrastructure is installed or expanded. Development in fully or partially serviced Settlement Areas will be contiguous and connected to municipal water and/or sewer services. Development is not permitted adjacent to any existing Settlement Areas unless a Settlement Area boundary expansion is approved.

New subdivisions and condominiums will only be permitted on full municipal sewage and water services.

Phasing of development in settlement areas shall be determined by the availability and location of services, sufficient sewage treatment (including land application of treated septage) and water system capacity. New development shall not be permitted until it is

demonstrated that the septage expected to be generated can be properly treated as per the requirements of the Province.

For new development where full municipal services are not available or cannot be provided, a servicing options strategy is required to identify and assess all reasonable servicing options and recommend the preferred servicing approach in accordance with Provincial Guidelines.

A servicing options strategy will, at a minimum:

1. Consider the location, the amount, and type of servicing needs for the proposed use, while recognizing the surrounding uses in the area, when determining the appropriate level of service to be used;
2. Review the hierarchy of preferred services (municipal services, privately owned communal services with a Municipal Responsibility Agreement, private individual sewage and water). Further guidance regarding Municipal Responsibility Agreements is available in Ministry of Environment Procedure D-5-2 Application of Municipal Responsibility Agreements for Communal Water and Sewage Services; and
3. Determine whether the servicing arrangement would be subject to the Municipal Class Environmental Assessment, or would be best served by undertaking a Municipal Class Environmental Assessment.

For further guidance regarding servicing option statement requirements consult the Ministry of Environment Procedure D-5-3: Servicing Options Statement.

If it is determined through a servicing options strategy that private on-site water and sewage services are the preferred option, developments will be limited to 5 or fewer lots or units.

### **Water Supply**

All water supplies to areas of new development in the settlement area will be provided in accordance with the current *Ontario Water Resources Act* regulations, as amended.

### **Development Agreement**

When new lots are created, the developer may be required to enter into a development agreement with the Municipality, registered on title, which will address the following:

- a) Water supply;
- b) Sewage disposal;

- c) Lot grading and drainage;
- d) Storm water management including erosion and sediment control;
- e) Landscaping;
- f) Protection of natural features;
- g) Utilities (hydro, gas, telephone, etc.);
- h) Sidewalks and lighting;
- i) Other information as required by the Municipality of South Huron.

### **Roads Infrastructure**

It is the policy of the Municipality of South Huron to provide and maintain efficient, cost-effective and reliable transportation systems that integrate with adjacent systems and those of other jurisdictions to serve the needs of the local population.

### **Road System**

The movement of vehicles on public rights-of-way will be given a high priority in the planning of the transportation system within the Municipality. In South Huron's towns, villages and hamlets, the movement of people through active transportation shall be balanced with the movement of vehicles.

The following hierarchy of roads is hereby established:

1. Provincial Highways;
2. Arterial Roads;
3. Municipal Roads;
  - a) Connecting Links;
  - b) Collector Roads;
  - c) Local Roads;
4. Private Roads.

## **Provincial Highways**

Provincial Highways are designed to carry large volumes of traffic over long distances. Provincial Highways 4, 21, and 23 within South Huron fall under the jurisdiction of the Ministry of Transportation.

All development located adjacent to a Provincial Highway or located within the Minister's area of Permit control will be subject to the safety and geometric requirements of the Ministry of Transportation. Permits must be obtained from the Ministry prior to any grading and/or construction being undertaken.

The separation distance along a Provincial Highway between existing municipal roads/commercial entrances and new intersecting commercial entrances and municipal roads shall be established to the satisfaction of the Ministry of Transportation.

Where a property abuts a Provincial Highway the setback requirements of the Ministry of Transportation shall prevail unless the minimum setbacks established by the zoning by-law are greater, in which case the greater setbacks shall be used.

## **Arterial Roads**

Arterial Roads transport large volumes of traffic between urban centres within South Huron and surrounding jurisdictions. Direct access is usually from other Arterial Roads and Collector Roads. Direct access will be limited so as not to impede the efficient flow of through traffic. All County Roads function as Arterial Roads.

The minimum right-of-way width for Arterial Roads will generally be 30 metres (100 ft). A greater right-of-way width will be provided for turning lands at road intersections where required.

In areas which are already developed, existing Arterial Road intersections will be improved as required.

The zoning by-law will establish minimum setbacks for buildings along Arterial Roads to ensure room for future road widening and installation of additional traffic lanes, if required.

## **Municipal Roads**

All roads under the jurisdiction of the Municipality of South Huron are municipal roads. These include: Connecting Links, Urban Collector Roads and Local Roads. The Zoning By-law will establish minimum setbacks for buildings along municipal roads.



### **Connecting Links**

Connecting links are roads designed to facilitate through traffic within Exeter. Main Street Exeter, Provincial Highway 4, is a connecting link, and has been developed on a 30 metre (100 foot) road allowance. Access to connecting links is subject to Municipal approval. The Municipality may pursue acquisition of land to widen the street allowance along Main Street Exeter as a condition of development.

### **Collector Roads**

Collector Roads have the dual function of carrying moderate volumes of traffic and providing land access. Collector roads distribute traffic between local and arterial roads and carry lighter volumes for shorter trips at lower speeds than an arterial road.

Direct driveway access to Collector Roads from low-density residential uses will generally be discouraged, wherever possible.

Collector Roads will have a minimum right-of-way width of 20 metres (66 feet) in urban areas and 26 metres (86 feet) in rural areas. Preferred right-of-way widths in rural areas will be 30 metres (100 ft) where there are roadside ditches.

### **Local Roads**

Local Roads provide localized access and minimize through traffic. Local Roads will generally have a minimum right of way width of 20 metres (66 feet). Access to local roads is subject to Municipal Approval.

### **Private Roads**

Private roads are private rights-of-way over private property which provide access to abutting lots/units and are not maintained by a public authority. New private roads will be permitted for internal roads for recreational trailer parks and land lease developments. New private roads registered under the Condominium Act will also be permitted for condominium developments.

Private roads in existing Lakeshore Residential areas are recognized and infill development may be permitted in accordance with the policies of the Lakeshore Residential designation. The municipality shall develop a standard of development for private roads.

## **General Road Policies**

### **Hierarchy of Development**

Preference of road access for development shall be considered in the following order: Municipal, County, Provincial. Unless identified under private roads, new development and the creation of new lots should front onto a public road constructed to an acceptable standard by the appropriate road authority.

### **Traffic Impact Study**

The road authority may require a traffic impact study be submitted to assess the impact a development may have on the existing road network and to identify any improvements that may be required to the road infrastructure.

### **Land Acquisition for Roads Purposes**

As a condition to the approval of a plan of subdivision or a severance, the Municipality may require the dedication of new roads. In addition, land dedication for road widening or intersection improvements for a plan of subdivision, or severance, may be required where the road right-of-way width is less than that required by this Plan. New roads, created by plan of subdivision or consent, shall be constructed to minimum standards as required by the appropriate road authority prior to their assumption as a public road.

### **Road Widening**

Road widening, as a condition of to the approval of a new development, may be required in accordance with the Site Plan Control policies of this Plan.

Land may be conveyed to the Municipality for municipal road widening as a condition of severance, plans of subdivision/condominium, or as a condition of site plan control for a new development, at the request of the Municipality.

For lands fronting on County or Provincial roads, development proponents are required to satisfy the County Highways Department or the Ministry of Transportation.

In accordance with Section 41(9) of the Planning Act, the municipality may require lands to be conveyed for the purpose of road/highway widening or extension at the time of a development application. Said lands may be required to be constructed by the developer to the minimum road standard of the municipality.

## **Entrance Permits**

Provincial Highways are regulated by the Ministry of Transportation under the Public Transportation and Highway Improvement Act. Ministry of Transportation approval permits are required for all new or altered entrances to the highway system and for all buildings and/or structures located adjacent to the highway.

County Roads are regulated by by-laws of the County of Huron. Any proposed development must conform to these by-laws and appropriate entrance permits must be obtained.

Municipal Roads are regulated by by-laws of the Municipality of South Huron. Any proposed development must conform to these by-laws, policies and standards.

## **Waste Management**

The Municipality of South Huron operates a regional landfill facility known as the South Huron landfill that is located on Part Lot 6 & 7, South Boundary Concession in Hay Ward, Municipality of Bluewater. This landfill has significant capacity to serve the residents of South Huron and other municipalities, by agreement, for the foreseeable future.

The Municipality of South Huron, in cooperation with its residents, is participating in a number of activities in order to optimize the capacity of existing landfills. The Municipality promotes 3R activities – reduction, reuse, composting, recycling - by encouraging the residents of South Huron to participate in the blue box program.

Refer to the policy regarding development adjacent to Landfill sites for additional direction with regards to development around open and closed landfills.

## **Development Adjacent to Landfill Sites**

No development will be permitted within the identified influence of an open or closed landfill until satisfactory measures have been implemented to mitigate the impacts from the landfill site. For the purposes of this Plan, the potential influence area involves a 500 metre radius around the landfill site. The distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste. This influence area may be reduced or increased as a result of more detailed site investigations without amendment to this Plan.

All lands within the assessment area shall be subject to a Holding provision in the implementing Zoning By-law. The lifting of the Holding provision permitting the development of any new use or new or enlarged buildings or structures within the assessment area shall not occur until Council is satisfied that all of the studies required by the Municipality have been completed, and the findings have been addressed. It is acknowledged that the extent of the required study will vary depending on the proposed

use. The area of influence may be reduced as a result of more detailed site investigations, without amendment to this Plan.

Prior to consideration of development proposals in or within the influence of active or former landfill sites, the Municipality can require the completion of various studies, including but not limited to:

- a) Soil and groundwater tests for contamination;
- b) Potential for rehabilitation of the development site where necessary to meet appropriate Federal, Provincial and Regional standards;
- c) Potential human health concerns such as noise, dust and odours;
- d) Procedures and timing of site rehabilitation where necessary;
- e) Possible on-site soil rehabilitation of contaminated sites, rather than the removal of contaminated soils;
- f) Tests for leachate and combustible gas migration.

Ministry of Environment Guideline D-4 Land Use On or Near Landfills and Dumps provides guidance regarding the study requirements for development in proximity to landfills.

## **10.2 FLOOD PLAIN**

### **Goals**

The following flood plain planning and management goals are adopted:

- a) To control land use within the flood plain
- b) To minimize risk to life, property damage and social disruption from flooding and the need for large capital expenditures for flood protection purposes;
- c) To promote the retention, conservation and enhancement of the natural environment in the Municipality.

### **General Flood Plain Policies**

Regulatory floodplain lands are subject to Development, Interference with Wetlands and Alterations to Shorelines and Waterways Regulations made under the Conservation Authorities Act.

The following policies will guide development in floodplains:

1. Development in the flood fringe will be flood proofed to the Regulatory Flood elevation;
2. Essential or protective services (such as police, fire, ambulance or major infrastructure uses), community facility uses (such as hospitals, schools, daycare centres, etc.) and portable structures shall not be permitted in the Regulatory Floodplain;
3. Development and redevelopment shall avoid hazardous areas with unstable slopes and soils, including: land adjacent to ravines, river valleys, streams, and the shoreline of Lake Huron;
4. The Zoning By-law shall include provisions to restrict new buildings or structures to appropriate setbacks from ravines, river valleys, streams and the top-of-bank of the Lake Huron Shoreline.
5. In all hazardous areas, development may only be permitted where the potential hazard can be avoided or mitigated.

### **Specific Flood Plain Approaches**

There are 4 ways that flood plain management is approached in South Huron:

1. Special Policy Areas (Klondyke Special Policy Area)

2. General Two-Zone Approach
3. Exeter Two-Zone Approach
4. One-Zone Approach

## **Special Policy Area (SPA) - Klondyke Special Policy Area**

### **Introduction**

The intent of the Special Policy is to recognize the Klondyke as a developing and intensifying agricultural district, while recognizing the existence of a flood hazard and the possibility of damage to structures that may occur periodically from shallow, long-standing inundations of floodwaters.

### **Definition**

The Klondyke Special Policy area is defined as those flood-prone lands lying below the 180.65 metre (592.7 feet) common Regional Storm flood elevation in the flood plain of Parkhill Creek and the Ausable River. Portions of Bosanquet, McGillivray, Stephen and West Williams Wards are covered by this policy area.

The following acronyms are used in the following section:

R.F.D.: Regional Flood Datum

G.S.C.: Geodetic Survey of Canada

### **Policies**

Within the Klondyke Special Policy Area the following special policies apply in addition to the policies of the pertinent underlying land use designations as shown on Schedule "B".

1. Agricultural related buildings or structures at existing agricultural operations will be permitted providing they are suitably flood proofed;
2. Creation of new lots and non-agricultural residences will not be allowed in the flood plain;
3. Development within the Klondyke Special Policy Area must meet the development standards required by the Ausable Bayfield Conservation Authority.

### **Location**

The location of lands within the Special Policy Area is shown on Land Use Schedule

"B".

**General Two-Zone Concept – Centralia Drain (between Hwy. #4 and C.R. #21), Ausable River (Creditor), Walker Drain (Grand Bend – above Pebble Beach Road)**

The two-zone flood way - flood fringe concept will be used for flood plain planning and management purposes. A two-zone is defined on a specific watercourse reach or by a specific area, subject to the completion of appropriate technical analysis and approval of the Municipality and the Conservation Authority. The two zone approach allows some flexibility for filling and development in the flood plain by relating the level of restriction to the degree of risk.

**Two Zone Concept Definitions**

**Flood Plain:** A flood plain is defined as the area flooded as a result of the regional storm. The flood plain consists of the flood way and flood fringe.

**Hydraulic Floodway:** Floodway defined based on channel capacity and floodwater storage capacity.

**Flood Way:** The flood way, which is defined as the area of the flood plain required to pass the deep, fast flowing flood water, will be determined in consultation with the Conservation Authority but will not exceed the one in one hundred year flood.

**Flood Fringe:** The flood fringe which is defined as the peripheral area, typically characterized as being susceptible to low velocity, shallow flooding, will be based on the land between the outer boundary of the flood way and the limit of the regulatory flood level.

**General Two Zone Approach**

To achieve the flood plain planning and management goals, the following policies are adopted:

1. The Municipality of South Huron will participate in the flood plain management program with the assistance of the Ausable Bayfield Conservation Authority including the following:
  - a) the control of land use in the flood plains;
  - b) the protection and enhancement of the natural environment;
  - c) the administration of fill, alteration and/or construction regulations to avoid flooding and pollution problems;
  - d) the investigation of the need for flood control and remedial measures;

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- e) the acquisition of land for open space and flood plain management objectives;
  - f) the implementation of cost effective flood control and channel improvement projects.
2. In the flood way, fill and construction will be prohibited. Land use in the flood way will be for open space, forestry, agriculture, horticulture, parks, outdoor recreation activities, public works and utilities.
3. In the flood fringe, controlled filling, development and redevelopment may be permitted to a limited extent without the necessity of an amendment to this Plan. Approval will be conditional upon receiving the written permission of the Municipality and the Ausable Bayfield Conservation Authority in addition to the adoption of flood damage reduction measures designed to the regulatory flood. In the remaining areas of flood fringe, an engineer's report and additional flood damage reduction measures may be required by the Ausable Bayfield Conservation Authority.
4. All fill and/or construction activities in the flood plain will be subject to flood damage reduction measures. These measures may include the following:
- a) Structural design to withstand hydrostatic forces and preferably no basements;
  - b) Materials not subject to deterioration if flooded;
  - c) Minimum building openings to living space not below the Regulatory Flood Datum (R.F.D.) for residential development;
  - d) Mechanical/electrical/heating equipment located above the R.F.D.;
  - e) Sanitary sewers and manholes should be water tight against inflow and capacity of any sewage pumping station should be adequate to prevent sanitary sewers from wet weather surcharging and causing basement flooding;
  - f) Filling as approved by the Conservation Authority.
5. The Municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damages to buildings and their contents in the event of flooding.



### **Exeter Two-Zone Concept**

Schedule “C”, the Land Use Plan for Exeter, delineates an area known as the Floodway adjacent to the Anne Street Drain (drain from the railway right-of-way upstream to Carling Street) and also establishes an area known as the Flood fringe area. Within these two areas, it is the intent of the Municipality that these lands develop in accordance with the following criteria. These criteria reflect that within the floodway area, potential development is at extreme risk to flooding whereas within the flood fringe area, there is some opportunity for development provided that precautions are taken.

### **Development Constraints for the Floodway Area**

Within the area shown on Schedule “C”, the following criteria shall apply:

1. No new development will be permitted within the area known as the floodway.
2. There will be no filling of areas within the floodway. Within the floodway, approvals will be required from the Ausable Bayfield Conservation Authority under Ontario Regulation 46/95, the Ausable Bayfield Conservation Authority Fill, Construction and Alteration to Waterways Regulation and any succeeding legislation prior to any development being undertaken.
3. Land uses will be limited to essential municipal services only.
4. Expansions to existing buildings will be considered based upon existing Ausable Bayfield Conservation Authority Flood Plain Policies subject to an individual site assessment of the expansion impacts on the floodway hydraulics.
5. The Municipality shall restrict fencing excepting in back water areas only.
6. New roadways crossing the areas must have a minimum elevation of 0.3 metres less than the regulatory storm flood elevation and; not restrict or reduce the flow characteristics of the Anne Street Drain.

### **Development Constraints for Flood fringe Areas**

Within the area known as the flood fringe, new development will be permitted provided that dry passive flood proofing to the elevation of the Regulatory Flood datum is undertaken. Dry passive flood proofing is defined as the use of techniques in such a manner that they are permanently in place and do not require advance warning or action in order to eliminate flood damages at the regulatory flood levels (use of fill or design modifications to elevate building or structure openings or the use of seals, berms or flood walls to prevent water from entering openings below the regulatory flood level). The following criteria shall apply within the flood fringe area:

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1. Minimum lot grading elevations for building envelopes will be 0.3 metres below the regulatory flood elevations.
2. Within the flood fringe, approvals will be required from the Ausable Bayfield Conservation Authority under Ontario Regulation 46/95, the Ausable Bayfield Conservation Authority Fill, Construction and Alteration to Waterways Regulation and any succeeding legislation prior to any development being undertaken.
3. New development and filling activities must ensure that lot grading and drainage does not adversely affect adjacent properties.
4. Major development proposals will require a Storm Water Management Plan acceptable to South Huron Council and the Ausable Bayfield Conservation Authority.
5. South Huron Council will undertake to zone the flood fringe and floodway in conformity with these policies recognizing the flood hazard and flood-proofing requirement for the flood fringe and the prohibited uses of the floodway.

**One Zone Approach – Ausable River (Exeter), Walker Drain (Grand Bend – One Zone below Pebble Beach Road) and all areas of the Municipality not specifically identified as a two zone approach.**

The flood plain in the one-zone approach is defined by the regulatory flood standard (identified by the Conservation Authority). Unless specifically approved for a two-zone approach, the rural area is treated as a one-zone concept.

### **Policies**

#### **One Zone Approach**

To achieve the flood plain planning and management goals, the following policies are adopted:

1. The Municipality will participate in a flood plain management program with the assistance of the Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority including the following elements:
  - a) The control of land use in the flood plain;
  - b) The protection, conservation and enhancement of the natural environment;
  - c) The administration of fill, alteration, and/or construction regulations to avoid flooding and pollution problems;
  - d) The investigation of the need for flood control and remedial works;

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- e) The acquisition of land for open space and flood plain management objectives;
  - f) The implementation of flood control and channel improvement projects.
2. The Municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damage to buildings and their contents in the event of flooding.

## 10.3 ECONOMIC DEVELOPMENT

### Introduction

Economic activity is an integral part of the Municipality of South Huron's health and well being.

South Huron's residents benefit from employment in resource based activities such as agriculture, mining, and forestry; industrial activities such as manufacturing and processing; and service activities such as retail, health care, education and tourism. All of these sectors provide jobs and build wealth which contribute to viable communities and a quality of life that is valued by local residents.

Four industries represent the pillars of the South Huron economy: agriculture, manufacturing, tourism, and creative industries. South Huron significantly contributes to Huron County's status as a provincial and national leader in agricultural production, diversity and innovation. Manufacturing is an important and adaptive economic engine and has a close affiliation with the natural resource and food/feed processing sectors. The tourism industry has solidified Huron County as Ontario's West Coast and represents a growing segment of the economy. Creative industries encompass a wide diversity of creative establishments and occupations, including cultural and knowledge based jobs ranging from the performing arts to business and financial services. Service, trade and retail businesses and occupations are integrated and supported within all four pillars of the South Huron economy. These four pillars create employment and enhance quality of life for residents.

The retention and expansion of existing enterprises and the opportunities for new initiatives are encouraged and supported by South Huron.

Economic development efforts will therefore be most successful if co-ordinated with the Land Use Planning process. For this reason it is appropriate that Economic Development Policies are specifically stated in this Official Plan. The following goals and policies are primarily aimed at providing direction and ensuring that economic development efforts continue.

### Definitions

**Economic Development** will include any efforts that benefit the community as a whole, all of which contribute to community identity, quality of life and economic stability. These include but are not limited to: industrial development; core area rehabilitation; information, communication and technology infrastructure; provision of both municipal and social services; tourism promotion; heritage conservation; neighbourhood improvement; and community activities.

**Quality of Life** is defined in the Huron County Official Plan as accessibility to health care and education, and soft services including recreation, culture and heritage; the provision of hard services such as roads, sewage and waste disposal; a clean environment; and clean water. These elements are indicators of a healthy community, with the existence of these quality of life elements coinciding with a stable local economy.

### **Goals**

1. Encourage communication, interaction and partnerships between all sectors - individuals, local community organizations, businesses and all levels of government, which will build the local economy and community identity at a municipal scale;
2. Support and encourage entrepreneurial activity. More jobs, training and educational opportunities will be supported to help keep job opportunities, job diversity and young people in the Municipality;
3. Strengthen, seek out and encourage development that will have a positive economic impact, and is in keeping with the character of the community;
4. Encourage and support all sectors of the economy. The agriculture, manufacturing, tourism, and creative industries hold great potential for growth and will be supported. The development of different sized enterprises in all sectors of the economy will be supported;
5. Maintain and enhance physical infrastructure, such as municipal infrastructure and information, communication and technology, and provide adequate community services and suitable housing which supports and encourages economic activities and initiatives;
6. Ensure an appropriate mix and range of employment opportunities including industrial, commercial, and community facility land uses;
7. Maintain a range and choice of suitable sites for employment uses and protect them from incompatible uses;
8. Ensure the necessary infrastructure is available to support current and projected needs;
9. Revitalize, promote and beautify South Huron's commercial areas; and
10. Recognize, encourage and support the initiatives of the Business Improvement Area in the core area of Exeter.

## **Policies**

In supporting economic development, the Municipality will:

1. Consider innovative approaches to planning that have the effect of stimulating economic development activity in the Municipality;
2. Support Community Improvement Projects that have the effect of improving the economic and social well-being of the community;
3. Ensure that all economic development activities shall:
  - a) be in keeping with the land use policies in this plan;
  - b) reflect sound planning practices; and
  - c) direct new development to the appropriate land use designation.
4. Enhance opportunities for economic diversity.
5. Support development that maintains and promotes the well-being of main streets.
6. Support economic activity that will preserve the public health and integrity of the natural environment.
7. To allow for the growth of all appropriate sectors of the economy, the following should be provided:
  - a) a sufficient amount of adequately serviced land, including municipal infrastructure such as roads, sewers and water;
  - b) accessibility to information, communication and technology (ICT); and,
  - c) ensure maintenance and upkeep of physical infrastructure, including industrial parks.
8. The Municipality may appoint an Economic Development Committee made up of interested citizens and members of Council. This Committee will be responsible for coordinating economic development activities in the Municipality.
  - a) All economic development activities shall be in keeping with the land use policies in this Plan and reflect sound planning practices. New development will be directed to appropriate locations with a corresponding land use designation. Innovative approaches to land use planning will be considered in order to stimulate economic development activity in the Municipality.

- b) The Municipality will support development that maintains and promotes the well-being of main streets.
1. Heritage Preservation
    - a) The Municipality will enhance opportunities for economic diversity by preserving the unique rural and small town atmosphere, including heritage features and a wide range of goods and services.
  2. Public Health and Natural Environment
    - a) Economic activity that will preserve public health and the integrity of the natural environment will be supported in accordance with natural environment policies of this Plan.
    - b) The municipality may support economic initiatives which incorporate climate change adaptation and mitigation at the forefront of activity.
  3. Infrastructure and Servicing
    - a) To allow for the growth of all appropriate sectors of the economy, the following should be provided:
    - b) A sufficient amount of adequately serviced land, including municipal infrastructure such as roads, sewers and water;
    - c) Accessibility to information, communication and technology (IT);
    - d) Adequately maintained physical infrastructure, including industrial parks.

### **10.3. COMMUNITY DESIGN**

The Municipality of South Huron supports and encourages a high standard of design for public and private development to enhance the quality of life within the community.

The urban design goals and policies in this Plan establish both the general design vision for the community and the design criteria against which new developments will be evaluated. The Municipality's urban design policies may be specified through area-specific design policies, more detailed urban design guidelines and through decision-making processes such as site plan control.

#### **Goals**

1. To promote a high standard of urban design;
2. To respect site context and enhance sense of place;
3. To promote social connection and interaction;
4. To promote creativity and innovation;
5. To provide well-designed, accessible and inclusive spaces;
6. To promote built form which mitigates the ongoing impacts of climate change; and
7. To build on and enhance cultural heritage resources.

#### **Policies**

The following Design Policies shall apply to both public and private development in the urban settlement areas within the Municipality of South Huron:

##### **Open Space**

Facilitate integration of trail development and open space systems throughout communities and into subdivision design, mixed use spaces and residential intensification proposals. Design open space areas to allow for them serve as locations for community gathering and connection.

##### **Heritage**

Design that conserves, respects and builds upon built and cultural heritage resources of the Municipality as a whole and in particular within Exeter's Historic Core. ~~District.~~

##### **Human Scale Development**

Promote design that reinforces the human scale and proportions.



### **Streetscapes**

Encourage design of building facades, sites and the public realm to create attractive streetscapes (eg. tree-lined, benches, well lit, public art) designed for active transportation, mitigating the impacts of climate change, pedestrian interest, human comfort and sense of place.

### **Compatible Development**

Site and building design that complements the surrounding neighbourhood context and reduces adverse impacts to site, and surrounding properties through design strategies such as landscape buffers, screening, and massing.

### **Building Design**

Design architecturally composed buildings that complement and enhance the surrounding neighbourhood character. Create designs which contribute to an attractive streetscape and sense of place with the opportunity for architectural innovation and expression through a variety of design techniques such as architectural features such as building materials, colour and other design elements.

### **Barrier-free Movement**

Building and site design that encourages accessible and barrier-free movement with emphasis on direct and safe paths of travel to destinations such as building entrances and amenity spaces. Designs that promote walkability and cycling are highly encouraged.

### **Views and Vistas**

Design that contributes to, protects, or respects important views and vistas.

### **Gateways**

Design sites and buildings with coordinated features and elements at designated gateways in the Municipality, such as entering into an urban settlement area.

### **Landmarks**

Place special design emphasis on architectural innovation, creativity and quality in all development located at strategic locations such as prominent intersections and at buildings in prominent public view.

## **Safety**

Design that promotes safe environments for all users with emphasis on pedestrian circulation, accessibility and safety through design strategies such as direct sightlines, reduced pedestrian conflicts and natural surveillance.

## **Accessibility and Universal Design**

Promote adaptation of building and lands used by the public to provide barrier-free access and principles of universal design. Development will adhere to provincial legislation and consider South Huron's adopted Universal Design and Accessibility Guidelines.

## **Accessory Structures**

Architecturally design and integrate accessory buildings and structures, such as parking structures, loading areas and garbage enclosures to complement the primary building design.

## **Signage**

Architecturally integrate building signage into building design and architecture.

## **Parking**

Reduce the visual and environmental impact of parking and asphalt by softening the urban landscape through landscaping and permeable paving options.

## **Climate Change**

Mitigate the impacts of climate change on infrastructure and human health through the design of structures and spaces, as well as the selection of building materials. Considerations will include, but are not limited to, reducing urban heat islands, managing stormwater with low impact design, improving air quality, and promoting energy efficiency.

Tree planting and increasing tree canopy coverage in communities reduces noise pollution, improves air quality, sequesters carbon, reduces heat island effects, provides protection from the sun, and has been linked to improved health and well-being.

Increasing tree canopy coverage may be achieved by:

- Maximizing the planting of trees and requiring sustainable growing conditions for trees;
- Incorporating a diverse range of vegetation, including native and/or drought tolerant species;
- Incorporating the use of trees, shrubs, and perennials and minimizing use of high maintenance annual species;

- Lining sidewalks and multi-use trails with trees;
- Creating/maintaining forests in settlement areas; and
- Planting trees throughout outdoor recreational facilities (e.g., beside bleachers at a baseball diamond) and parks (e.g., perimeter of a playground).

### **Urban Design Implementation**

1. Urban Design goals and policies of this Plan may be further specified in urban design guidelines and land use planning approval processes. The Urban Design goals of this section will be implemented through:
  - a) Zoning by-law
  - b) Draft Plan of Subdivisions/Condominium
  - c) Secondary plans
  - d) Urban design guidelines
  - e) Accessibility and universal design guidelines
  - f) Site plan control
  - g) Committee of Adjustment
2. Development approvals shall consider elements of design in order to assist in achieving the goals of this plan.
3. The Municipality may develop urban design guidelines. Design guidelines provide a standard to evaluate development proposals and guide development through the site plan process.
4. The Municipality may require urban design studies such as project-specific urban design guidelines in support of development applications in areas of intensification.

## 10.5 CULTURAL HERITAGE & ARCHAEOLOGICAL RESOURCES

### Introduction

The Municipality of South Huron recognizes that culture and heritage provide a vital link with the past and a foundation for planning the future. A collection of heritage resources exist in South Huron which contribute significantly to the identity, character, vitality, economic prosperity and quality of life within the communities that make up the municipality. Heritage resources offer tangible values such as the use and re-use of historical buildings for their influence on tourism as well as the intangible values from enjoyment, aesthetics and sense of place.

For these reasons it is appropriate that Heritage Resource policies are specifically stated in the Plan with goals and policies that are primarily aimed at providing direction and ensuring that heritage preservation efforts continue in accordance with provincial regulations and guidelines.

### Definition

Conservation is the identified, protection, use and/or management *cultural heritage resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or *heritage impact assessment* or designation.

A **Protected Heritage Property** is property designated by by-law and/or heritage easement conservation agreement under the Ontario Heritage Act (as shown in Appendix A). Appendix A may be updated without amendment to this Plan.

**Adjacent Lands** are those lands contiguous to or in the immediate vicinity of a *protected heritage property* or *Heritage Conservation District*.

A **Heritage Conservation District** is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the Ontario Heritage Act. A Heritage Conservation District Plan is a document containing development guidelines and an explanation of the character-defining elements associated with all Heritage Conservation Districts.

**Cultural Heritage Value** includes design, physical, contextual, historical or associate value, as defined in Ontario Regulation 9/06.

**Heritage Attributes** are the principal features or elements that contribute to the cultural value of a heritage resource or a protected heritage property, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

**Heritage Impact Assessment** uses text and graphic materials include plans, drawings and photographs to combine the results of historical research, field work, survey, analysis and description(s) of cultural heritage resources together with a description of the process and procedures in delivering the potential effects and mitigation measures as required by official plan policies and any other applicable guidelines. A heritage impact assessment must be prepared by a qualified person to the satisfaction of the Municipality.

## Goals

For Heritage Resources the following goals are adopted:

1. To conserve the municipality's *cultural heritage resources* through their identification, protection, use and/or management in so their heritage values, attributes and integrity are retained so that present and future generations are able to appreciate and enjoy the Municipality's heritage resources.
2. Promote a greater awareness of the importance of sustainable economic development and the value of heritage resources, historic features and heritage conservation;
3. To ensure that all development or redevelopment and site alteration is sensitive to and respects *cultural heritage resources* and that *cultural heritage resources* are preserved.
4. To lead the community by example with the identification, protection, use and/or management of *cultural heritage resources* owned or leased by the Municipality.
5. Engage in and promote innovative and pro-active programs and approaches to heritage conservation throughout the Municipality.
6. To encourage and facilitate partnerships and co-operative ventures involving the public and private sector for the preservation of heritage resources; and
7. To protect areas of archaeological resources.

## Policies

### Municipal Heritage Advisory Committee

Under Section 28 of the Ontario Heritage Act, Council is authorized to establish, through by-law, one Heritage Advisory Committee that is made up of five or more people who are representative of the community. The South Huron Heritage Advisory Committee (HAC) is an advisory Committee of Council, whose role is to provide advice on matters relating to the Ontario Heritage Act and significant or designated properties, districts or archaeological sites.

The responsibilities of the MHAC are to provide advice and recommendations to Council on:

- a) Matters relating to the identification or designation of properties of cultural heritage value or interest as well as the designation of heritage conservation districts pursuant to the Ontario Heritage Act;
- b) Promoting awareness, education, stewardship, and conservation of South Huron's heritage;
- c) Establishing partnerships with heritage groups and organizations; and
- d) Promoting excellence and recognition in the heritage community.

### **Heritage Conservation Districts**

Council may designate Heritage Districts by by-law. Designation of a Heritage District enables the protection of the heritage of an area, while allowing for compatible development. It is necessary to conserve the District in its entirety including all elements and features including built and natural which contribute to the distinction and merits as a designated district.

Prior to designating an area as a Heritage Conservation District, Council shall undertake a study to:

- a) Assess the feasibility of establishing a district
- b) Examine the significance of the proposed area
- c) Recommend boundaries of the district
- d) Recommend amendments to this Plan and the Zoning By-law
- e) Share information with the public.

During the study period, but not longer than one year, alteration works on the properties within the Heritage Conservation Study District study area may be prohibited by Council.

A Heritage Conservation District Plan shall be prepared for each designated district within the municipality.

### **Demolition of Heritage Resources**

The Municipality may discourage the demolition of heritage resources to the extent of the Municipality's legislative authority. Where a demolition permit is granted, the

recording of the property prior to demolition for historical or archival purposes may be made a condition of the demolition permit.

The Municipality may acquire easements or covenants on properties of archeological, architectural or historical significance under the terms of the Ontario Heritage Act, Section 37, in order to assure the continued presence of these properties.

Where possible, the Municipality shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the Municipality.

The transfer of development rights will be allowed by Council for the express purpose of maintaining and preserving buildings of historical and/or architectural significance.

### **Archaeological Resources**

Development and site alteration will not be permitted on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

Early and meaningful engagement with Indigenous communities is required to ensure their interests are considered when identifying, protecting and management archaeological resources, built heritage resources and cultural heritage landscapes.

Where an archaeological assessment(s) is required, the proponent should consult early with the applicable Indigenous communities with the closest cultural affiliation and in whose traditional territories the land is located prior to initiating the work in accordance with the Indigenous community's consultation protocol and archaeological standards, as applicable. In general, this should occur at pre-consultation or earlier and, to provide additional clarity, applies to Stage 1 to 4 archaeology assessments.

Archaeological assessment reports prepared by licensed consultant archaeologists are to comply with the Standards and Guidelines for Consultant Archaeologists as set out by the Province, the terms and conditions of an archaeological licence under the Ontario Heritage Act, and any applicable Indigenous communities archaeological standards.

Development applications will be reviewed to determine the potential presence of archaeological resources, as identified on the Ministry of Tourism and Culture archaeological potential checklist. Where moderate to high archaeological potential is identified, an archaeological assessment is required.

Where the archaeological assessment in accordance with the review by the Ministry of Tourism and Culture identifies a significant archaeological resource, protection is required as follows:

*SOUTH HURON OFFICIAL PLAN*

- a) The land or site be protected from destruction or alteration by the development wherever possible; or
- b) Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or
- c) Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations must be followed.



## **10.6 CLIMATE CHANGE**

Local climate change impacts are expected to include higher average temperatures, increased precipitation, increased intensity of rainfall, more extreme fluctuations in lake and river levels, increased lake effect snow events, more frequent and severe ice storms, and more frequent and severe wind gust events.

South Huron will work towards reducing greenhouse gas emissions and preparing for the impacts of a changing climate through approaches that:

- a) support the achievement of compact and complete communities;
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
- c) support energy conservation and efficiency;
- d) promote green infrastructure, low impact development, and active transportation;
- e) protect the environment and improve air quality; and
- f) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The South Huron Climate Change Adaptation Plan should be regularly reviewed and implemented by the municipality, community groups and other stakeholders.

## **10.7 ENERGY**

Renewable energy uses such as wind, solar and biomass energy facilities can provide economic and environmental benefits to the Municipality and its residents. The Municipality supports and promotes the development of renewable energy facilities in accordance with Provincial and Federal requirements.

Energy projects are encouraged within settlement area boundaries in areas where they can be accommodated without creating land use conflict, such as industrial parks. Additional direction is provided within the Agriculture section of this Plan.

The distance from new sensitive receptors, such as new residential uses and community facilities to existing commercial scale wind turbines, shall be regulated by the Zoning By-law. In no case shall a commercial scale wind turbine be established within 1000 metres of a settlement area boundary, excepting tertiary settlement areas.

## 11. COMMUNITY IMPROVEMENT

### Introduction

Community improvement activities are intended to improve the existing condition of the built form through municipally-driven or incentive-based programs. Tools are available to the Municipality of South Huron through the Planning Act and the Municipal Act to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

### Definition

**Community Improvement:** means the planning or replanning, design or redesign, development or redevelopment, reconstruction and rehabilitation, improvement of energy efficiency of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. Community improvement also includes the provision of affordable housing.

**Community Improvement Project Area:** means a Municipality or an area within a Municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

### Goals

For Community Improvement the following goals are adopted.

1. To encourage, support and aid in the co-ordination of private efforts to rehabilitate and/or redevelop property, which will have a positive impact on the well-being of the community, such as downtown revitalization, intensification, heritage preservation, affordable housing, high quality urban design and brownfield redevelopments;
2. To improve the physical appearance and environmental condition of the community;
3. To foster community pride;
4. To attract business investment and new residents into the Municipality;

5. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities; and

### **Policies**

To achieve the Community Improvement goals, the following policies are adopted:

### **Legislative Basis**

- a) Council may pass a By-law designating a Community Improvement Project Area under Section 28 of the Planning Act, RSO 1990, as amended. The boundary of the Community Improvement Project Area may be the whole of the Municipality of South Huron, or any part thereof.
- b) The Municipality may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Municipality.
- c) Under Section 28 of the Planning Act, RSO 1990, as amended, the Municipality has the authority to issue grants, loans or other permitted financial incentives to eligible properties in conformity with the Community Improvement Plan.

### **Project Area Selection Criteria**

In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist:

- a) Buildings (including façades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
- b) Built or natural heritage resources in need of preservation or renewal,
- c) Areas where elements of the natural heritage or parks system present opportunities for municipal improvements that would encourage redevelopment and improved recreational facilities for the community,
- d) Non-conforming or incompatible land uses or activities,
- e) Deficiencies in physical infrastructure or community facilities and services,
- f) Lack of public and private parking facilities, including bicycle parking;
- g) Areas susceptible to flooding and requiring protection,
- h) An inadequate mix of housing types,

- i) Known or perceived environmental contamination (i.e. brownfields),
- j) Poor visual quality, including streetscape and design (ie. lack of trees, benches public art and poor lighting),
- k) High industrial or commercial vacancy rates,
- l) Any other relevant social, economic, or environmental reason, and / or
- m) Demonstrated support by residents and taxpayers of the area.

**Action**

Community Improvements shall be implemented in the following ways:

- a) Designation of Community Improvement Project Areas,
- b) Preparation of Community Improvement Plans,
- c) The acquisition of land and/or buildings by the Municipality, as permitted under Section 28(3) of the Planning Act
- d) Encouraging maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,
- e) Creation, approval and enforcement of a property standards by-law.
- f) To continue to support the South Huron Chamber of Commerce and Exeter Business Improvement Area (BIA) organizations in their efforts to maintain strong and vibrant commercial sectors and
- g) The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
  - i. Provision of public funding programs, such as grants and loans, and
  - ii. Application for financial assistance and participation in programs from senior levels of government, and
  - iii. The use of private donations.
- h) Designation of buildings or districts under the Ontario Heritage Act.

## **12. LAND DIVISION**

### **12.1 JURISDICTION**

The County of Huron is the approval authority for land division, including plans of subdivision, plans of condominium, consents (severances) and related matters. The land division policies will be implemented by the Municipality of South Huron through its recommendations to the County on applications, and by the County of Huron when exercising its approval authority. Public bodies that are exempt from the land division provisions of the Planning Act will be requested to follow the land division policies of this Plan whenever possible.

### **12.2 GENERAL POLICIES**

1. The creation of all new lots by plan of subdivision/condominium or consent shall comply with the following general requirements and the specific requirements of the land use designation.
2. Development will be in accordance with the designated uses as shown on the Land Use Maps which accompany this Plan, the associated land use policies, and the provisions of the Zoning By-law. Where a zoning by-law amendment is required, such amendment shall be in force before final approval of the subdivision or consent or condominium.
3. All lots must abut a public road developed to a standard of construction acceptable to the relevant road authority (municipality, County or Ministry of Transportation). Lots or units within a plan of condominium may abut a private road (common element) developed in accordance with a development agreement.
4. Development shall not create traffic hazards resulting from traffic volume, limited site lines, or proximity to intersections. The geometric and safety requirements of the relevant road authority shall be applied.
5. Adequate services shall be available or made available including water supply, sewage disposal, lot grading and drainage, and stormwater management. Development shall connect to available municipal services and pay the prescribed fees.
6. A development agreement may be required as a condition to the approval of an application to address servicing and other matters.
7. Consents for technical reasons such as a mortgage discharge, title correction, or validation of title, and consents for minor lot boundary adjustments may be permitted provided a new lot is not created.

## **12.3 SPECIFIC POLICIES**

The policies outlined below apply only to the area of the appropriate Land Use designation as set out on the Land Use Maps (Schedule “B” to “O”). These policies are meant to complement the goals and policies of the appropriate subsection of the Land Use Plan and should be interpreted in conjunction with those goals and policies.

### **12.3.1 Agriculture**

In areas designated “Agriculture” on the Land Use Plan, consents for conveyance will be in accordance with the following policies:

1. Where the land being conveyed or retained is for agricultural purposes, a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agricultural purposes, the following criteria will be met:
  - a) The proposed operation must be an agricultural operation either by itself or in conjunction with other lands owned by the operator;
  - b) Agriculture must be the intended use of the lands being conveyed;
  - c) A minimum lot size of 38 hectares.
2. The division of a 60 hectare farm parcel into two farm parcels may be permitted subject to:
  - a) Both the severed and retained parcels will be used for agriculture;
  - b) Both the severed and retained parcels will have a minimum lot size of 20 hectares;
  - c) There has been no previous separation from the 60 hectare parcel since the date of adoption of this plan;
  - d) The division of a 38 hectare parcel into smaller units is not permitted.
3. Where the land being conveyed or retained is for an agriculture-related commercial use or agriculture-related industrial use, consents may be granted provided the use supports agriculture, is directly related to farm operations, required in proximity to farm operations, and provides direct service to farm operations as a primary activity. This policy is not intended to permit the separation of uses from an individual farm that are normally incidental to and able to be accommodated on that individual farm.

4. Where the land being conveyed is to be added to an abutting, existing farm or non-farm use, consents may be granted provided that a minimum amount of productive agricultural land is involved and the conveyance is for convenience or servicing purposes.
5. Conveyances for agricultural purposes will be subject to the applicable minimum distance separation requirements and where intensive animal operations are involved a Nutrient Management Plan or other Municipal or Provincial approvals will be required prior to the final approval of the severance.
6. Consents will not be allowed which have the effect of creating a use not directly related to agriculture. Non-farm rural residential lots will not be allowed.

#### **12.3.1.1 Surplus Farm Dwellings (as amended by OPA 15)**

Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation, it may be severed subject to the following:

1. The residence is surplus to a farm operation resulting from the acquisition of an additional farm containing an existing residence.
2. The residence is a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster which was 15 years or older.
3. The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a dwelling;
4. A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
5. The property containing the surplus residence shall be rezoned to an Agricultural Small Holding Zone to recognize the residence as the principal use of the severed lot.
6. Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farm lands. MDS does not apply to existing barns on separately titled lots.
7. The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration adequate water and sewage services and environmental and topographic features.
8. There has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area.



9. The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
10. Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required. Locations of aggregate deposits are shown on Appendix 5.
11. For the purposes of Section 12.3.1.1:
  - a) a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and
  - b) an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.

### **12.3.2 Natural Environment**

In areas designated "Natural Environment" on the Land Use Plan consents for conveyance will be in accordance with the following policies:

1. For the conveyance of land to public or private bodies or agencies engaged in the protection, re-establishment and management of the natural environment
2. For lot enlargement purposes.
3. Consents may be granted for title correction purposes and for minor lot boundary adjustments.
4. Consents may be granted where both the severed and retained parcels:
  - a) Have a minimum lot size of 38 hectares and

### **12.3.3 Mineral Aggregates**

In areas designated Mineral Aggregates on the Land Use Plan, consents for conveyance will be in accordance with the following policies:

Consents for pits, quarries or wayside pits and associated accessory buildings will be in conformity with the Aggregate Resources Act, subject to general conformity with the agricultural policies for the remaining parcel.

As a condition of consent, the appropriate rezoning and a development agreement (if necessary) will be required.

For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.

For lot enlargement purposes in accordance with the severance policies of Section 12.3.1 of this Plan.

For agricultural purposes (including surplus dwelling severances) in accordance with the severance policies in Section 12.3.1 of this Plan. An Aggregate Impact Assessment is required to demonstrate the severance will not hinder the establishment of new operations or access to aggregate resources.

#### **12.3.4 Settlement Areas**

##### **12.3.4.1 Primary Settlement Areas (PI and PII) Land Division Policy - Exeter, Centralia, Crediton, Greater Grand Bend and Huron Park**

1. The division of land within Primary Settlement Areas (PI and PII) will take place in one of two ways:
  - a) By registered plan of subdivision/condominium; or
  - b) By consent of the County of Huron Land Division Committee for the conveyance of the land into small parcels.
2. It is intended that most new lots will be created by the registered plan of subdivision process and that consent for conveyance will be used for infilling in areas already substantially developed.
3. Residential development in those areas not developed at the adoption of this Plan will be by registered plan of subdivision/condominium only.
4. Industrial, commercial and community facility or open space development may be undertaken either by registered plan of subdivision or by the consent of the County of Huron Land Division Committee.
5. If a registered plan of subdivision is not deemed necessary, consent may be granted subject to the goals and policies of this Plan and the following criteria:
  - a) Consents will be granted only in areas where the undue extension of any major service will not be required;
  - b) Consents will be granted only when the land abuts on an open public road which is of a reasonable standard of construction;

- c) Consents shall have the effect of infilling in presently developed areas;
  - d) The parcel size is appropriate for the proposed use and conforms with the provisions of the Zoning By-law, unless the by-law is duly amended or a variance granted. The amendment or variance will be in full force and effect prior to the stamping of the deed required to finalize the consent;
  - e) Consents will not result in traffic hazards from limited site lines or curves, grades or nearness to intersections; and
  - f) Consents will not hinder or restrict the interior development of a block of land.
6. Consents may be granted for:
- a) Creation of new lots in already developed areas;
  - b) Lot enlargement, lot boundary adjustments and title correction purposes;
  - c) Assembling land for future development; and
  - d) The conveyance of land to public bodies or agencies engaged in the protection, establishment or management of the natural environment.
7. The granting of a land severance may be made conditional upon a development agreement between the Municipality and the applicant.
8. The Municipality may request that draft approval for Plans of Subdivision be limited to a specified time within which the development of the subdivision must commence.

**12.3.4.2 Area Immediately East of Exeter (Part Lot 16, Concession 2, Usborne)  
Land Division Policy**

Existing residential lots located on Part Lot 16, Concession 2 may be enlarged subject to the following provisions:

- 1. That the additional lands are the same width as the existing residential parcel to which the lands shall be merged;
- 2. The total depth of the lot following conveyance, shall not exceed 93 metres (305 ft.) To the north of the road allowance between Lots 15 and 16, Concession 2, Usborne;
- 3. Such lands shall be merged onto the title of the existing residential parcel to which the severance is proposed, and shall not result in the creation of a new lot for residential development;

#### **12.3.4.3 Secondary and Tertiary Settlement Areas - Village and Hamlet Land Division Policy**

In areas designated "Urban" on the Land Use Plan, and are classified as villages or hamlets, consents for conveyance will be in accordance with the following policies:

1. For infilling in areas which are already substantially developed;
2. In areas not already developed consents will be allowed subject to the following;
3. A pre-design of the area in which the consent is proposed;
4. The satisfaction of the Municipality with regards to the provision of municipal services;
5. Where the proposed development has the effect of extending the built environment beyond its existing limits, the Municipality will have regard for the phasing of the proposed development, such that new lots are adjacent to or abut the existing limit of the built up area.
6. Industrial, commercial, community facility, open space, infrastructure and utility development may be undertaken either by registered plan of subdivision or by the consent of the committee responsible for land division.
7. For lot enlargement purposes.
8. For assembling land for a future subdivision, but no construction will be permitted on lands so severed until the subdivision receives approval.
9. In cases where a rezoning is necessary, the rezoning shall be approved and in force prior to the finalization of the severance.

#### **12.3.5 Rural Commercial and Rural Industrial**

Within South Huron a number of commercial and industrial operations exist in the rural areas of the Municipality. It is not the intention of the plan to allow for the development of additional commercial and industrial uses scattered throughout the agricultural area of South Huron. However, this Plan recognizes established commercial and industrial uses.

In rural areas, where existing designated "Rural (Airport) Commercial" or "Rural Industrial" uses, existing lots may be permitted to be subdivided subject to the following policies:

1. The subdivision of large "Rural Industrial" properties shall occur primarily through the plan of subdivision or condominium process to ensure comprehensive site

development (i.e. access, internal roads, servicing, storm water management, lot layout) is appropriately addressed;

2. Infill development on lands designated “Rural Industrial” may proceed by consent where a pre-design for the development of the property has been approved by South Huron Council, in consultation with other partner agencies, prior to the submission of individual consent applications. A pre-design report will address the following items:
  - a) Servicing;
  - b) Access, internal and external;
  - c) Stormwater management;
  - d) Proposed use(s); and
  - e) Content of development agreement, which will be required by condition of consent.

### **12.3.6 Recreational**

In areas designated Recreational on the Land Use Map, consents for conveyance will be in accordance with the following policies:

1. The area is suited to a recreational use.
2. For assembling land for future recreational development.
3. For lot enlargement, lot boundary adjustments and title correction purposes.
4. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.

### **12.3.7 Community Facilities**

In areas designated Community Facility on the Land Use Map, consents for conveyance will be in accordance with the following policies:

1. The land area and location are appropriate for the use.
2. The area to be severed be designated Community Facility. The land to be severed shall be rezoned to a Community Facility Zone as a condition of consent.
3. For lot enlargement, lot boundary adjustments and title correction purposes.

## **13 IMPLEMENTATION AND INTERPRETATION**

### **13.1 PREFACE**

Implementation is the part of the planning process which involves putting the plan into effect by allocating resources such as staff, public works and capital budget programming, and establishing a system of controls to achieve the municipal planning goals and policies. The control system embraces a multitude of actions ranging from public participation and program co-ordination to statutory regulatory measures. Implementation relies on policy for direction and conversely, provides feedback used to measure policy effectiveness and the need for modification or change.

### **13.2 IMPLEMENTATION**

#### **13.2.1 General Implementation**

The Plan shall be implemented in the following ways:

1. Through the interaction and activities of the public and private sectors including committees, associations, public agencies and interested groups;
2. Through municipal activities such as capital works, programming and the acquisition, development and sale of land;
3. Through the review of development and redevelopment proposals and the signing and registration of agreements;
4. Through statutory development control tools including:
  - a) Zoning By-law;
  - b) Standards of maintenance and occupancy and building by-laws;
  - c) Development agreements, registered against title;
  - d) Building occupancy and demolition permits; and
  - e) Subdivision control;
5. Sign by-law;
6. Heritage conservation designations;
7. Consent policies of the Plan;

8. Site plan control;
9. Holding zones;
10. Temporary use by-laws;
11. Through the issuance of building permits;
12. Through the Land Division Policies of this plan;
13. Through the phasing of development to the availability of municipal services;
14. Through the delegation of defined responsibilities to staff as per provincial legislation;
15. Through municipal participation in programs for the betterment of the community such as neighbourhood improvement, heritage conservation, downtown revitalization, and the provision of housing;
16. Municipal By-laws passed with respect to regulating sewage discharges, the pre-treatment of industrial wastes and the application of special levies for uses imposing heavy loads on the sewage and water supply systems;
17. Through recommendations and guidelines resulting from various studies undertaken by various levels of government and/or agencies (e.g. Shoreline Management Plan, Highway Commercial Studies, Environmental Assessments etc.);
18. Through the implementation of applicable sections of provincial documents including:
  - a) The Planning Act;
  - b) Provincial Planning Statement;
  - c) The *Building Code Act*

Each of the above implementing factors will have regard for the policies and principles as expressed in this Plan, and no actions will be undertaken which do not conform to the principles, goals and policies of the Plan.

### **13.2.2 Non-Conforming Uses**

1. A non-conforming use is a use of land that:
  - a) Lawfully existed on the date of adoption of this Plan and/or the zoning by-law;
  - b) Has not ceased; and

- c) Does not conform with the land use designation/zone applying to the land.
2. Non-conforming uses may be zoned to permit the use, subject to regard for its compatibility with surrounding uses, and limits to expansion.
  3. Non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective sections 34(10) or 45(2) of the Planning Act provided that:
    - a) It is not reasonable or feasible to cease or relocate the use;
    - b) Any incompatibilities with surrounding uses are not aggravated;
    - c) Surrounding uses are protected by appropriate buffers, setbacks, and other measures to improve the compatibility of the use;
    - d) Adequate services, access and parking are provided;
    - e) Natural hazards are addressed; and
    - f) Development details may be regulated by site plan control and a development agreement.

### **13.2.3 Non-Complying Uses**

Where an existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property do not meet one or more of the provisions or regulations of the applicable zone, the use shall be considered to be legal non-complying.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

- a) does not further reduce compliance with the zoning by-law;
- b) complies with all other applicable provisions of this Plan and the implementing Zoning By-law; and,
- c) will not pose a threat to public health or safety.

Where an enlargement, repair or renovation does not conform with section 13.2.2 above, an application may be considered for a zoning by-law amendment or minor variance, depending on the nature of the proposal.



### **13.2.4 Holding Zones**

Where the principle of development has been established, but certain conditions must be met prior to permitting the proposed development to proceed, vacant land/or land being redeveloped may be placed in a holding category subject to the following:

#### **13.2.4.1 Holding Provisions**

It is policy of the South Huron Council to utilize "Holding Zones" pursuant to the provisions of Section 36 of the Planning Act, in the following instances:

Where the use of land is established but where details of development have yet to be determined; the details of development to be determined would, for example, be situations where plans of subdivision or development proposals have been approved by the Municipality conditional upon financial and servicing issues being resolved.

The application of Section 36 by-laws will be limited to situations where Council is satisfied that the details of development are not so uncertain or complex that they pose an insurmountable obstacle for the proponent or the Municipality to overcome.

In undeveloped residential, recreational, industrial, commercial, agricultural, agricultural commercial, industrial, or similar undeveloped areas in the Municipality, where the specific use of land has been established but where other development details have been determined but not yet resolved;

Where it is likely that the proposed land use will cause an adverse effect on the environment, the council shall require expert evidence from the proponent to demonstrate that the adverse effect can be overcome through the application of acceptable engineering and resource management practices.

Where development is not imminent and the specific pattern of land use, density, road design and servicing requirements have not been determined, the land may be retained in an appropriate "Future Development" zoning category.

#### **13.2.4.2 Implementation of Holding Zone**

The holding provisions are implemented through the Comprehensive Zoning By-law. Properties may be zoned for their intended use and the holding symbol "H" will be added as to indicate that the development of the site cannot proceed until the holding symbol is removed. Procedures for the removal of the holding zone are outlined below.

The "Holding Zone" category may include provisions for interim permitted uses to be allowed on lands to which the holding provisions affect. Such uses could include open space uses, existing use of land and other uses which are deemed compatible with surrounding land and would not adversely affect the future development potential of the lands.

### **13.2.4.3 Removal of Holding Zone**

Removal of the "H" zoning category from the land would be conditional upon satisfying certain requirements of the Municipality regarding the development of the land. Such conditions may be, but not limited to, the satisfying of certain financial and servicing requirements specified in a subdivision or development agreement entered into between the land developer and the Municipality. The agreement may specify a time limit that the "Holding Zone" can remain in effect and may contain provisions for repeal of the zoning and the adoption of a "future development" zone classification should the owner not proceed expeditiously with the development of the land.

Prior to removal of any holding symbol, Council shall be satisfied that all conditions of development have been met and that the policies and directions of this Plan have been satisfied. Council may choose to delegate the authority for removing holding zones to staff as per the Planning Act.

### **13.2.5 Temporary Use By-law**

Under section 39 of the Planning Act, council may pass a by-law to authorize the temporary use of land, buildings or structures for any purpose that is otherwise prohibited in the zoning by-law. Timing and extensions for such uses will be subject to the provisions of the Planning Act.

In the consideration of such applications, Council shall satisfy itself that the use will be of a temporary nature only, and will not have an adverse effect on the surrounding area, with regard to such matters as type of use, parking, traffic, access and egress. Regard shall also be had to the general development standards contained in this Plan.

Council may choose to delegate the authority for temporary use bylaws to staff as per the Planning Act.

#### **13.2.5.1 Types of Temporary Use By-laws**

There are generally two types of temporary use by-laws:

- Temporary use by-laws to zone land or buildings for a specific use.
- Temporary use by-laws which permit the establishment of a garden suite.

#### **13.2.5.2 Expiration of a Temporary Use By-law**

Upon expiry of a Temporary Use By-law, uses permitted by that By-law must cease and cannot be considered as Non-Conforming Uses.

### **13.2.5.3 Development Agreement**

Council may enter into a development agreement with the owner of the property where the temporary use by-law is in effect.

### **13.2.6 Special Zones**

Special zones may be used to increase or reduce zoning requirements where justified by circumstances particular to a specific situation.

### **13.2.7 Defined Areas**

The Zoning By-law which implements this Plan may make use of special defined areas in order to require special development standards which are applicable only to specific geographic areas.

### **13.2.8 Site Plan Control**

#### **13.2.8.1 Introduction**

Section 41 of The Planning Act, R.S.O. 1990, establishes provisions whereby a Municipality would be authorized to require certain information and enter into certain agreements prior to development occurring on any given site within the Municipality.

Under Section 41 of The Planning Act, R.S.O. 1990, municipalities wishing to pass site plan control by-laws must describe or show in an official plan the area within the Municipality where site plan control may be applied.

Authority for site plan approval is delegated to staff as per the Planning Act.

#### **13.2.8.2 Site Plan Provisions**

The Site Plan Control provisions of Section 41 of the Planning Act will be used to:

- a) Maximize compatibility between new and existing development and between different land uses;
- b) Improve the efficiency and safety of vehicular and pedestrian access on-site and entering/existing the site;
- c) Ensure facilities are designed to have regard for accessibility and persons with disabilities;
- d) Provide functional and attractive on-site amenities such as landscaping and lighting;

- e) Ensure the provision of services including water, sanitary, drainage and storm water management;
- f) Secure required easements for services;
- g) Ensure the provision of parking, loading facilities, garbage and recycling collection;
- h) Implement urban design guidelines;
- i) Establishment of sustainable design elements on any adjoining street including: trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities;
- j) Ensure the development is built and maintained as approved by Council over the long term.

All land use designations included in this Official Plan are proposed site plan control areas. Within proposed site plan control areas, Council may pass by-laws under section 41 of the Planning Act designating all or part of the land use designations in the Official Plan as site plan control areas.

The Municipality shall require the provision of sustainable design elements in accordance with section 41(4)(2d) of the Planning Act. The Municipality may ask for the provision of sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities to further its efforts to improve streetscapes throughout South Huron. The provision of such elements will be directed through a site plan agreement.

Any Council-approved guidelines and development standards shall form the basis for site plan approval.

Approval of a site plan will be required prior to the issuance of building permits for all development or redevelopment in a site plan control area. Building permit drawings shall reflect approved site plan building elevations.

Pursuant to Section 41(2) of the Planning Act, commercial water taking operations are subject to site plan control.

### **13.2.9 Municipal Drains**

South Huron Council may pass by-laws to establish minimum setback requirements for buildings located in proximity to watercourses and municipal drains.

### **13.2.10 Storm Water Management**

Storm Water Management Reports may be considered as a condition of development. Both water quantity and quality may be considered. Minimum standards may be identified in a separate policy agreed upon by the Municipality.

### **13.2.11 Flood Plain**

The flood plain of the Ausable River is delineated on the Land Use Maps within this Plan. All development or the placing or removal of fill within the flood plain and fill lines of the Ausable River must be approved in writing by the Ausable Bayfield Conservation Authority prior to the issuance of any municipal permits.

### **13.2.12 Accessory uses**

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also permitted.

### **13.2.13 Municipal Maintenance and Occupancy Standards**

South Huron Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Municipality.

Any maintenance and occupancy by-law will be in accordance with Section 15 of the *Building Code Act* as amended, and will contain requirements with respect to:

1. Prescribing standards for the maintenance and occupancy of property within the Municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
2. Requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and levelled condition.
3. The measures to be used to help bring a minimum level of maintenance may include education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

Complementary to the enforcement of minimum standards on private properties, the Municipality in partnership with local management boards and volunteers will undertake to keep a well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.

Prior to the adoption of any maintenance and occupancy by-law, a public meeting to consider the provisions of such by-law shall be held.

#### **13.2.14 Noise and Vibration**

Prior to the granting of any approvals for the creation of any new residential, community facility or commercial lots or any rezoning application which has the effect of changing the permitted uses to allow more intensive residential uses than that which is currently permitted adjacent to a railway right-of-way in South Huron's comprehensive Zoning By-law, the following provisions shall apply:

- a) For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Municipality and the Ministry of the Environment in consultation with the appropriate railway, and may be required to undertake appropriate measures to mitigate any adverse effects from noise.
- b) For proposed developments within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Municipality in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- c) For proposed development adjacent to railways, the proponent shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Municipality in consultation with the appropriate railway.

#### **13.2.15 Public Participation**

The participation of the general public in the implementation and evaluation of this Official Plan is deemed crucial. Therefore, public meetings will be held in accordance with the Planning Act.

#### **Indigenous Community Consultation**

The British Crown and the Chippewa Nation signed the Huron Tract Purchase (Treaty 29) in 1827, which comprises South Huron lands as defined today. There are two reserves located within the Huron Tract Purchase: Chippewas of Kettle and Stony Point and Aamjiwnaang First Nation. While their surveyed reserve lands are located outside South Huron, these Anishinaabe Nations, in addition to Chippewas of the Thames First Nation and Walpole Island First Nation, all continue to assert their rights as original stewards of lands and waters throughout their Traditional Territories, which include the Huron Tract Purchase area.

It is the policy of the South Huron that:

- The Municipality and private developers shall engage early with Indigenous communities and coordinate on land use planning matters.
- The Municipality recognizes there are many shared areas of concern with First Nations related to new development proposals that include, but are not limited to, the identification and preservation of archaeological sites and resources, the protection of burial sites, the natural environment, fish habitat and wildlife habitat, and the health of the air and waters.
- South Huron recognizes that the affirmation of existing Indigenous and treaty rights in Section 35 of the Constitution Act, 1982 is a requirement that affects land use planning decisions within the municipality and that this responsibility includes the duty to consult, or as may be negotiated from time to time with each Indigenous community.
- South Huron also recognizes that each Indigenous community may have their own consultation protocols. It is the Municipality's intent to respect the unique circumstances within each Indigenous community when coordinating on land use planning matters. The Municipality is committed to work with Indigenous communities to identify:
  - i. The types of issues or projects that require consultation;
  - ii. Specific geographic areas of concern; and
  - iii. The roles of Indigenous communities, developers, upper and lower tier municipalities, the Province, and the Crown in the consultation process.
- Meaningful consultation relies on the foundation of a strong relationship. South Huron is committed to continue building relationship with Indigenous communities and understanding their worldview, culture, history, and relationship to these lands to support meaningful consultation and decision-making.

### **13.2.16 Conflict Management**

Land use issues can be contentious. At times there will be conflict over existing land uses and at other times there will be conflict over proposals to change policy or land uses. Conflict, if properly managed can be a catalyst for positive change and as a result this Plan encourages the following with respect to certain basic principles related to conflict management:

1. Planning issues should be fully discussed to ensure that there is a complete exchange of information;

2. Consensus concerning planning applications is a desirable goal though not possible in every instance;
3. With contentious applications, there may be benefit to public involvement and participation beyond the requirements of the Planning Act;
4. Informal processes of conflict resolution will be encouraged.
5. Formal conflict resolution (for example the Ontario Land Tribunal can be expensive and leave unresolved issues. The Municipality will encourage informal discussions prior to formal hearings.

### **13.2.17 Review and Amendments**

It is intended that this Plan shall be under constant review by both Council and the public. All amendments will be processed in accordance with the Planning Act.

Where obsolete provisions are deleted or the consolidation of the Plan requires the renumbering or rearranging of its contents without changing or affecting the intent of these documents in any way, public notice and a public meeting are not required.

### **13.2.18 Application Review - Contaminated Sites**

It is recognized that industrial and commercial practices predating present waste disposal handling and record keeping legislation may have contributed to the contamination of properties by substances that pose a public health hazard or impede the use or enjoyment of land. Information on these practices is often contained in obscure reference material or may exist only as oral history.

Before adopting any Official Plan Amendments or Zoning By-law Amendments, background research will be conducted. Should information come to the attention of Council that indicates that soil or soil atmosphere contamination may be present, the owner shall comply with Provincial legislation, policies and guidelines respecting the assessment, decommissioning and remediation of contaminated sites.

Council will refrain from adopting amendments in situations where the degree of the contamination and the feasibility of corrective engineering measures have not been established.

### **13.2.19 Complete Application Requirements**

As per the Planning Act, if a Municipality requires other material from an applicant in determining a complete planning application, the Official Plan must contain provisions clearly identifying these requirements. The following additional information may be required to be submitted as part of any planning application (including Official Plan



amendments, Zoning Bylaw amendments, plans of condominium or subdivision, minor variances, site plan control, or consents) to the satisfaction of the Municipality.

### **Agriculture/Mineral Aggregates**

1. Aggregate impact statement where lot creation or development is proposed within 300m of a mineral aggregate operation or known aggregate deposit;
2. An impact study for an aggregate operation proposed within 300 m of a settlement area or existing non-farm development; and
3. Agricultural impact assessment.

### **Natural Environment / Natural Hazard**

1. A flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority;
2. An Environmental Impact Study if within or adjacent to a natural environment area;
3. A study demonstrating the identification and assessment of impacts on threatened and endangered species, where there is potential suitable habitat for threatened and endangered species;
4. Other locally or provincially required studies;

### **Servicing**

1. A servicing proposal to demonstrate the proposed connection to existing municipal services;
2. A servicing options study for development proposed with private water or private sewage facilities;
3. A hydrologic / ground water impact study for development proposed on private sewage services;
4. A traffic impact study;
5. A stormwater management plan and/or lot grading and drainage plan; and
6. A snow storage study/plan.

### **Heritage and Archaeology**

1. Archaeological assessment in areas of archaeological potential; and

2. Heritage impact study if within or adjacent to a Heritage Conservation District of a Protected Heritage Property

### **Design and Environmental**

1. Environmental site assessment when required by Provincial legislation;
2. Air, noise or vibration study when required by Provincial guidelines;
3. Tree preservation plan;
4. Master plan/urban design brief, design guidelines, and/or streetscape plan;
5. Conceptual building façade drawings and cross sections showing height and massing on proposed or adjacent properties for higher density infill proposals, including diagrams demonstrating safety related design; and
6. Shadow study in accordance with the Residential Intensification Guidelines terms of reference where a mid- or high-rise building is proposed adjacent to a low-rise residential area.

### **Other**

1. A planning justification report including a lands needs analysis if land is being designated for a settlement area expansion or if converting employment lands to non-employment uses. The level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal;
2. A retail market study in accordance with the commercial policies of this plan;
3. A land use planning report;
4. A land use compatibility study which may address noise, dust, air, odour or other potential incompatibilities;
5. Draft special policy or zoning by-law provisions identifying desired relief for the proposal;
6. Engineering or architectural report if a rental building is proposed to be converted to a condominium;
7. Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other non-farm development;
8. Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns;

9. A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill;
10. A hydro-geological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities;
11. Other locally or provincial required studies;
12. Any other required materials identified during pre-consultation on the proposal; and
13. Completed peer reviews and any required updates or additions identified through a staff or peer review of any required materials.

Applicants are encouraged to pre-consult with the Municipality prior to submitting applications. The list of required studies will be scoped by staff at the pre-consultation meeting depending on the nature of the application and the requirements of this Official Plan and other relevant policies and regulations. Pre-consultation is critical step in facilitating the effective and efficient processing of applications.

All required studies shall be carried out by qualified professionals as approved by the Municipality. It is recommended that development applications be represented by qualified professionals.

All applications made under the Planning Act must include the owner of the subject property's name. Further, the owner's authorization for the application may be required and the name of the property owner may be included on the Notice of Public Meeting.

The cost of any study shall be borne by the applicant. Any study, plan or assessment may be subject to a peer review, at the expense of the applicant.

### **12.2.19 Zoning with Conditions**

Where enabled by Provincial regulation, the Municipality may impose conditions of rezoning relating to the use of land or the erection, location or use of buildings through the Zoning By-law. A property owner may be required to enter into an agreement with the Municipality relating to the zoning conditions, which can be registered on title of the land.

## **12.3 INTERPRETATION**

### **12.3.19 General Interpretation**

The boundaries between land uses designated on The South Huron Land Use Plans (Schedule "B" to "O") are general and approximate, except where they coincide with roads, railway lines, rivers, transmission lines, shown in the local Zoning By-law or other clearly defined physical features and in these cases, are not open to flexible

interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan. Lot lines are intended as an approximate delineation between different designations.

All numerical figures in the Plan should not be interpreted as absolute and rigid. Minor variations from them will be permissible providing the intent and spirit of the Plan is maintained.

The appendices that accompany this Official Plan are for informational purposes. These appendices may be amended without requiring an amendment to this Plan.

The correction of spelling errors, changes to punctuation and language or corrections of clerical, grammatical, or typographical errors which do not affect the intent of the document in any way, shall not require an amendment to this Plan.

Where an Act or portion of an Act is referred to in the Plan, such references shall be interpreted as applying to the applicable sections of the Act as consolidated or amended from time to time.

### **12.3.20 Interpretation of the Natural Environment Designation**

Interpretation of the Natural Environment designations will be as follows:

1. In areas abutting rivers, streams and creeks the Natural Environment designation includes the water body, its flood plain, the river valley and a protective zone around the water body required to maintain the environmental quality of the water body. The size of the required adjacent lands will be determined by the Council with consideration of recommendations of the Province.
2. In marsh, upland and all other areas designated Natural Environment, the exact boundaries will be determined by Council with the considerations of recommendations of provincial guidance. Environmental impact studies may be required.
3. In areas abutting the lake bank and ravines and gullies intersecting the lake bank, the Natural Environment designation includes the beach, any vegetative area below the bank, the bank itself and a protective zone east of the top-of-the-bank as required to protect the bank. With respect to gullies and ravines the Natural Environment designation refers to the gully or ravine, its sides or banks and adjacent lands abutting the top-of-bank.

The area of the required adjacent lands will be determined by provincial guidance, Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority, and environmental impact studies may be required.

## APPENDIX A

### Designated Properties Under the *Ontario Heritage Act*

Address	Property Name	Construction Date
417 Airport Line, Huron Park, Centralia	Stephen Township Arena building on former RCAF Base	1964
71878 Morrison Line	The Strang Farmhouse	1865
70689 B Line	Huron Country Playhouse Theatre building	
12 Victoria Street East, Crediton	The Henry Eibler House – The Village Post Bed & Breakfast	1888
322 Main Street East, Exeter	Exeter Town Hall	1913

Note: This list may be updated as appropriate without an amendment to the Plan.