



Corporation of the Municipality of South Huron
Agenda - Regular Council Meeting

Monday, March 3, 2025, 6:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Notice of Hybrid Meeting:

The following meeting will allow for both electronic and in-person attendees. Members of the public are welcome to watch the live-stream of the meeting on the Agendas and Minutes page at www.southhuron.ca, the Municipal Youtube page or attend Council Chambers.

There will be a recording of the meeting available on the Municipal YouTube page.

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-235-0310 or by email at clerk@southhuron.ca to discuss how best we can meet your needs.

Pages

1. **Amendment to Budget**
Items 9.4 - Councillor Board/Committees and 10.3.6 - Staff Report
2. Call to Order, O Canada & Land Acknowledgment
Welcome, O Canada & Land Acknowledgment
3. Amendments to the Agenda, as Distributed and Approved by Council

Recommendation:

That South Huron Council approves the Agenda as presented.

4. Disclosure of Pecuniary Interest and the General Nature Thereof
5. Presentation
6. Delegations

6.1 Baker Planning Group - Official Plan - Crediton Settlement Area

1

Recommendation:

That South Huron Council receives the delegation from Baker Planning Group regarding the Crediton Settlement Area as presented by Caroline Baker.

7. Public Meeting8. Minutes

8.1 Minutes of the Regular Council Meeting of February 18, 2025

5

Recommendation:

That South Huron Council adopts the minutes of the Regular Council Meeting of February 18, 2025, as printed and circulated.

9. Councillor Board and Committee Reports

9.1 Upper Thames River Conservation Authority - Draft Minutes of January 28, 2025 and Agenda Package February 25, 2025

[Link to minutes and agenda package](#)

9.2 Committee of Adjustment - Draft Minutes of February 13, 2025 and February 18, 2025

15

Recommendation:

That the minutes and agenda packages of the following committees and/or boards be received as presented to Council:

- **Upper Thames River Conservation Authority - Draft Minutes of January 28, 2025 and Agenda Package of February 25, 2025**
- **Committee of Adjustment - Draft Minutes of February 13, 2025 and February 18, 2025**

9.3 Exeter Business Improvement Area (BIA) - Draft AGM Minutes of February 19, 2025 and 2025 Budget

29

Recommendation:

That South Huron Council receives the Exeter Business Improvement Area Draft Annual General Meeting Minutes of the February 19, 2025; and

That South Huron Council approves the Exeter Business Improvement Area 2025 Budget and the names of the Exeter BIA Board of Management as received.

9.4 Heritage Advisory Committee - Minutes of February 19, 2025

36

****Budget Amendment****

Staff Memo

Recommendation:

That South Huron Council receives the Heritage Advisory Committee Draft Minutes of February 19, 2025 and approves the following recommendations:

- **that Council consider dedicating one of the silos for the Community Improvement Plan to heritage; and**
- **an upset of \$10,000 for the purchase of 10 metal plaques for South Huron Heritage Designate properties, to be purchased and distributed to Heritage Designated Property owners; and**
- **that Council approves a Budget Amendment to allocate \$7,000.00 from the Working Fund Reserve for the purchase of the plaques.**

10. Staff Reports

10.1 Planning and Building Services

10.2 Fire and Community Services

10.3 Operations, Infrastructure and Development

10.3.1 2024 Federal Wastewater Reporting 41

Recommendation:

That South Huron Council receives Staff Report ESD-04-2025 – 2024 Federal Wastewater Reporting, for information.

10.3.2 2024 Lagoon Performance Assessment 46

Recommendation:

That South Huron Council receives Staff Report ESD-05-2025 - 2024 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility, for information.

- 10.3.3 Tender Results - 2025 Provision of Crushed Granular "M" for Road Maintenance and Shoulder Gravel 51
- Recommendation:**
That South Huron Council receives Staff Report TSD-02-2025 – Tender Results: 2025 Provision of Crushed Granular “M” for Road Maintenance and Shoulder Gravel; and
- That South Huron Council accept the tender received from the low bidder McKenzie & Henderson Ltd. and authorize the award of a contract for the Provision of Crushed Granular “M” for Road Maintenance and Shoulder Gravel in the amount of \$531,216 (excluding HST).
- 10.3.4 Tender Results - 2025 Supply and Application of Dust Suppressant on Gravel Roads 56
- Recommendation:**
That South Huron Council receives Staff Report TSD-03-2025 Supply and Application of Dust Suppressant on Gravel Roads; and
- That South Huron Council accepts the tender received from the low bidder, Ademar Dust and Ice Control Limited and authorizes the award of a contract for Supply and Application of Dust Suppressant on Gravel Roads in the amount of \$154,448.00 (excluding HST).
- 10.3.5 Tender Results for Resurfacing Corbett Line and Huron Street West 61
- Recommendation:**
That South Huron Council receives Staff Report TSD-04-2025 Tender results for resurfacing Corbett Line between CREDITON Road to Mount Carmel Drive and Huron Street West from Airport Line to town boundary; and
- That South Huron Council accepts the tender received from the low bidder J-AAR Excavating Limited for resurfacing Corbett Line and Huron Street West in the amount of \$635,780.00 (excluding HST).

10.3.6 Tender Results for Replacement of One-Ton Truck with Aluminum Dump Box

66

****Budget Amendment****

Recommendation:

That South Huron Council receives Staff Report TSD-05-2025 Tender Results for Replacement of One-Ton Truck with Aluminum Dump Box – Budget Amendment; and

That South Huron Council accepts the tender received from the low bidder Downtown Autogroup and authorizes the award of a contract for the Replacement of One-Ton Truck with Aluminum Dump Box in the amount of \$102,586.00 (excluding HST); and

That South Huron Council approves an “Amendment to the Budget” to increase the capital budget for the replacement of a One-Ton Truck with Aluminum Dump Box from \$101,760.00 to \$104,391.51; and

That South Huron Council authorizes the use of the transportation capital reserve in the amount of \$2,631.51 to fund the project due to unforeseeable price increases.

10.3.7 Tender Results for Victoria Street Reconstruction

71

Recommendation:

That South Huron Council receives Staff Report ID01 – 2025; Tender Results for Victoria Avenue east Reconstruction; and

That South Huron Council accept the tender from the low bidder Omega Contractors Inc. and authorize award of a contract for the Victoria Street East Reconstruction in the amount of \$2,131,805.50 (including HST).

10.4 General Government Services

10.4.1 2024 Annual Report Planning Act Fees (Section 42)

79

Recommendation:

That South Huron Council receives Staff Report FIN02-2025 - 2024 Annual Report Planning Act Fees (Section 42), for information.

- 10.4.2 Annual Report on Lease Financing Agreements 84
- Recommendation:**
That South Huron Council receives Staff Report FIN03-2025 - Annual Report on Lease Financing Agreements for information.
- 10.4.3 2024 Statement of Remuneration and Expenses 88
- Recommendation:**
That South Huron Council receives Staff Report FIN04-2025 - 2024 Statement of Remuneration and Expenses, for information.
- 10.4.4 Office of the Information and Privacy Commissioner (IPC) Annual Reporting 99
- Recommendation:**
That South Huron Council receives Staff Report CL04-2025 – Office of the Information and Privacy Commissioner (IPC) Annual Reporting.
- 10.4.5 Alternative Voting Methods 104
- Recommendation:**
That South Huron Council receives Staff Report CL05-2025 – Alternative Voting Methods (2026 Municipal and School Board Election); and
- That Council authorizes the use of internet and telephone based voting for the 2026 election cycle; and**
- That the by-law be brought back for the required three readings for Council consideration; and**
- That Council authorizes staff to proceed in a Joint Municipal RFP process with lower-tier Huron County municipalities for an election voting method provided for the next election cycle (2026).**

11. Notices of Motion
12. Items for discussion arising from previous meetings
13. New Business

14.	<u>Mayor & Councillor Comments and Announcements</u>	
15.	<u>Communications</u>	
15.1	Huron County Council - Minutes of February 5, 2025	
	<u>Link to minutes</u>	
15.2	Avon Maitland District School Board - Meeting Highlights of February 25, 2025	
	<u>Link to meeting highlights</u>	
15.3	Bob Schram - Correspondence - Oversized Service Costs	112
15.4	Exeter Legion Branch 167 - Request - Trillium Grant Application	113
15.5	Huron Waves Music Festival - Request - Letter of Support	114
15.6	Mac Voisin - Correspondence - A Crisis is Looming in Public Transit	115
15.7	Official Plan - Correspondence	
15.7.1	Heritage Advisory Committee	
	15.7.1.1 Comments from the Committee regarding the Official Plan	117
	15.7.1.2 Updating Appendix A in the Official Plan	118
15.7.2	Davies Howe LLP on behalf of James Mark and Annette Veronica Stephan	119
15.8	Town of Fort Erie - Resolution - Provincial Election Health Care Advocacy	139
15.9	Town of Goderich - Resolution - Support for Ride Share Services in Ontario	165
15.10	Municipality of Northern Bruce Peninsula - Resolution - Proposed Mandate that all new cars and trucks sold in Canada be equipped with a tow hook	174
15.11	Municipality of Northern Bruce Peninsula - Resolution - Cell Towers and their Associated Maintenance	175

15.12	Town of Perth - Resolution - Support Municipality of South Huron's address to Province - Amendment to Ontario Heritage Act	176
15.13	City of Woodstock - Resolution - Speeding, Distracted Driving and Impaired Driving	177
15.14	Resolution - Support Municipality of South Huron's Resolution re TAMPO Letter Regarding Pre-Budget Announcement	
15.14.1	Municipality of Huron East	179
15.14.2	Municipality of Killarney	197
15.15	Resolution - Response to Tariff Threats / Sovereignty of Canada	
15.15.1	Township of The Archipelago	217
15.15.2	Town of Fort Frances	219
15.15.3	Township of Uxbridge	220

Recommendation:

That South Huron Council receive communication items not otherwise dealt with.

16. Closed Session

17. Report From Closed Session

18. By-Laws

18.1	By-Law No. 20-2025 - Official Plan Amendment No. 25 (5 year review)	222
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Memo to By-Law

[Link to February 18, 2025 Planner Report](#)

Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #20-2025, being a by-law to amend the Municipality of South Huron Official Plan.

19. Confirming By-Law

19.1 By-Law No. 21-2025 – Confirming By-Law

448

Recommendation:

That the South Huron Council gives first, second, third and final reading to By-Law #21-2025, being a by-law to confirm matters addressed at the March 3, 2025 Council meeting.

20. Adjournment

Recommendation:

That South Huron Council hereby adjourns at _____ p.m., to meet again on March 17, 2025 at 6:00 p.m. or at the Call of the Chair.

**SOUTH HURON OFFICIAL PLAN
DECISION MEETING**

March 3rd, 2025

Crediton Settlement Area

Tridon Group Ltd.

Proposed OP Mapping

Crediton – Option C



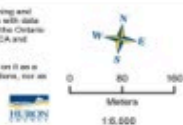
NOTES:

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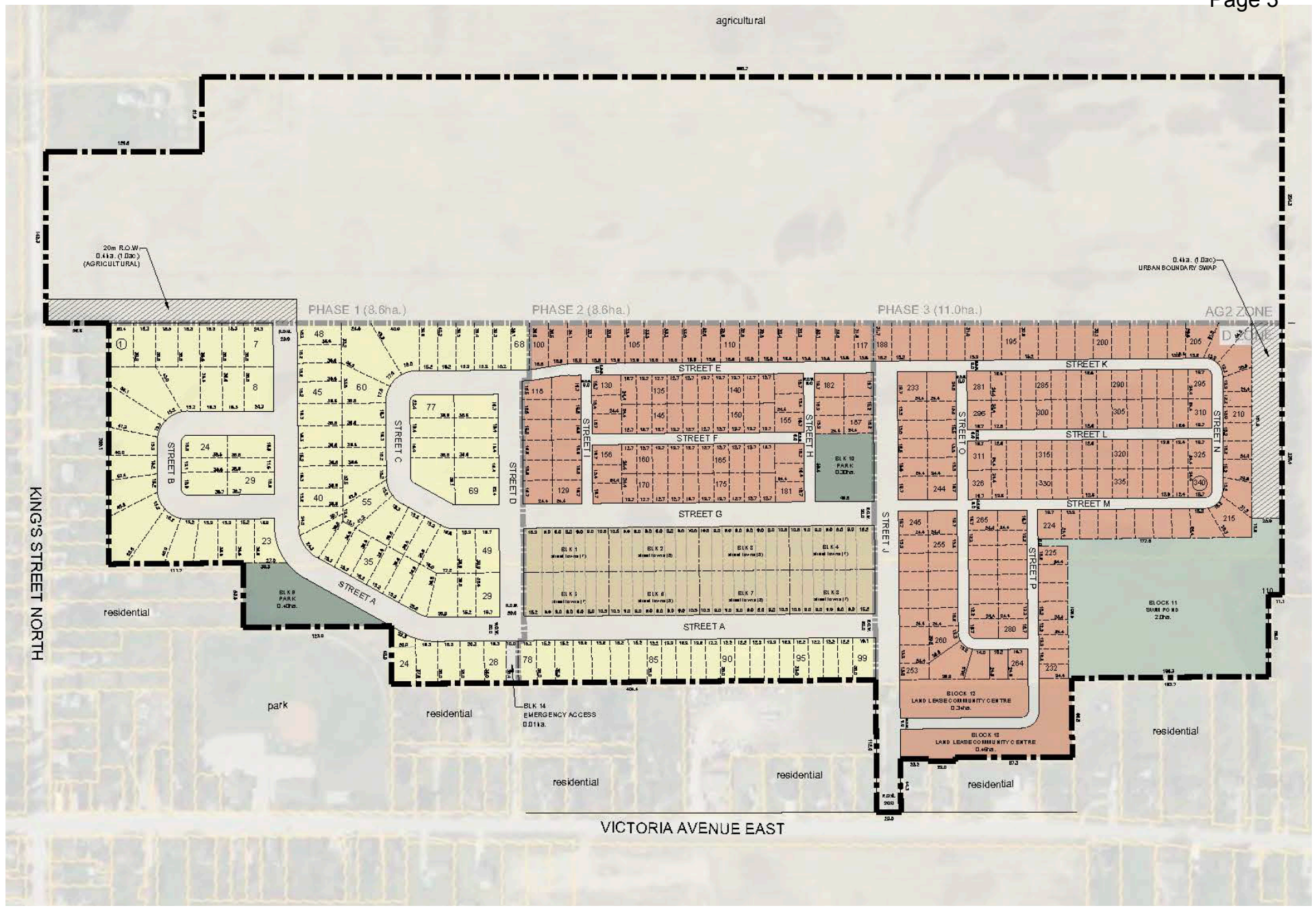


MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
SCHEDULE "E" CREDITON
LAND USE PLAN

Schedule "E" has been amended by:
OPA 11

- | | |
|--------------------------------|---------------------------|
| Property Boundary | Floodplain Landuse |
| Settlement Boundary | Community Facility |
| Municipal Boundary | Urban |
| Add/Remove Settlement Boundary | Urban Natural Environment |
| Watercourse | |

Proposed Development



Project Milestones

- Completed Tasks:
 - Stage 1 and 2 Archaeological Assessment
 - Development Concept with access
 - Formal Consultation Process (County/Municipality)
 - Functional Servicing Brief, GRIT Engineering (December 2024)
- Next Steps:
 - Prepare Draft Plan of Subdivision and Zone Change Application, pending resolution of the new OP



Corporation of the Municipality of South Huron
Minutes for the Regular Council Meeting

Tuesday, February 18, 2025, 6:00 p.m.
Hybrid Meeting - South Huron Council Chambers
Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

- Members Present: George Finch, Mayor
Jim Dietrich, Deputy Mayor
Marissa Vaughan, Councillor - Ward 1 (remote)
Milt Dietrich, Councillor - Ward 1
Aaron Neeb, Councillor - Ward 2
Wendy McLeod-Haggitt, Councillor - Ward 2
Ted Oke, Councillor - Ward 3 (remote)
- Staff Present: Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk (remote)
Jeremy Becker, General Manager of Community and Emergency Services
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Erin Moore, Acting Director of Financial Services/Treasurer (remote)
Scott Currie, Manager of Communications and Strategic Initiatives
Shane Timmermans, Manager Operations (remote)
Amanda Johnston, Manager of Community Services (remote)
Alyssa Keller, Manager of Environmental Services
Celina McIntosh, County Planner
Alex Wolfe, Clerk
Kendra Webster, Legislative and Licensing Coordinator
- Others Present: Bill Dietrich, Dietrich Engineering (remote)
Denise Van Amersfoort, Planning Manager (remote)

1. Call to Order, O Canada & Land Acknowledgment

Mayor Finch called the meeting to order at 6:00 p.m.

2. Amendments to the Agenda, as Distributed and Approved by Council

Motion: 63-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council approves the Agenda as presented.

Disposition: Carried (7-0)

3. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

4. Presentation

4.1 Drainage Act - Meeting to Consider Engineer's Report

At 6:04 p.m. the meeting to consider began. The Clerk noted that the purpose of this meeting is to discuss the technical aspects of the Hill Municipal Drain 2025. She noted Council would entertain questions regarding the work proposed in the Report and/or the cost of the work. She noted that petitioners have an opportunity to withdraw their name from the petition and the other owners that benefit from the drain are given an opportunity to add their name to the petition.

4.1.1 Hill Municipal Drain 2025

Bill Dietrich, P. Eng, presented a summary of the report to Council and noted on-site and information meetings were held to discuss concerns and issues. There were no withdrawals or additions given to the Clerk by petitioners or benefiting owners.

Motion: 64-2025

Moved: M. Dietrich

Seconded: J. Dietrich

That South Huron Council receives the presentation by Mr. W. Dietrich, P. Eng.; and,

That South Huron Council authorizes staff to initiate the tender process following the Court of Revision and expiry of any

applicable appeal periods, if required, for the new drainage systems known as the Hill Municipal Drain 2025.

Disposition: Carried (7-0)

5. Delegations

6. Public Meeting

7. Minutes

- 7.1 Minutes of the Public Meeting of January 27, 2025, Regular Council Meeting of February 3, 2025 and Special Council Meeting of February 6, 2025

6:10 p.m. Bill Dietrich P. Eng, left the meeting.

Motion: 65-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council adopts the minutes of the Public Meeting of January 27, 2025, the Regular Council Meeting of February 3, 2025 and the Special Council Meeting of February 6, 2025 as printed and circulated.

Disposition: Carried (7-0)

8. Councillor Board and Committee Reports

- 8.1 Ausable Bayfield Conservation Authority (ABCA) - Draft Minutes of December 19, 2024 and Agenda Package of February 20, 2025
- 8.2 Exeter Business Improvement Area (BIA) - Minutes of January 23, 2025
- 8.3 Port Blake Task Force - Draft Minutes of February 5, 2025

Motion: 66-2025

Moved: A. Neeb

Seconded: J. Dietrich

That the minutes and agenda packages of the following committees and/or boards be received as presented to Council:

- **Ausable Bayfield Conservation Authority (ABCA) - Draft Minutes of December 19, 2024 and Agenda Package of February 20, 2025**

- **Exeter Business Improvement Area - Minutes of January 23, 2025**
- **Port Blake Task Force - Draft Minutes of February 5, 2025**

Disposition: Carried (7-0)

9. Staff Reports

9.1 Planning and Building Services

9.1.1 Official Plan - Final Draft

Planner McIntosh and Planning Manger Van Amersfoort provided a high-level overview of the draft Official Plan. They advised that the draft has remained largely consistent due to early and ongoing public consultation. They advised the growth allocation targets for South Huron have been revised to better align with historical growth patterns and community feedback. They reviewed the settlement area maps and

provided comments on industrial/commercial lands available for development.

6:32 p.m. General Manager Giberson joined the meeting.

Motion: 67-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council receives Planner Report dated February 11, 2025 - South Huron Official Plan Five Year Review - Final Draft; and

That staff prepare the final Official Plan Review Amendment for adoption at the March 3, 2025 Regular Council Meeting.

Disposition: Carried (7-0)

9.1.2 Request for a Variance from the Sign By-Law for a Sign located at 143 Main Street North Exeter

6:34 p.m. Planner McIntosh and Planning Manager Van Amersfoort left the meeting.

Motion: 68-2025

Moved: A. Neeb

Seconded: W McLeod-Haggitt

That South Huron Council receives Staff Report BPS-04-2025, regarding a Request for a Variance from the Sign By-law for a sign located at 143 Main Street, North, Exeter; and

That Council approves the variance request for a second billboard sign located at 143 Main Street North, Exeter.

Disposition: Carried (7-0)

9.2 Fire and Community Services

9.3 Operations, Infrastructure and Development

9.3.1 2024 Annual Report for the South Huron Drinking Water System

6:32 p.m. Manager Giberson joined the meeting.

Manager Keller provided Council with an overview of the water system annual report.

Motion: 69-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receives Staff Report ESD03-2025; 2024 Annual Report for the South Huron Drinking Water System.

Disposition: Carried (7-0)

9.3.2 Shoulder Machine Attachment

Motion: 70-2025

Moved: J. Dietrich

Seconded: T. Oke

That South Huron Council receives Staff Report TSD-01-2025 for approval of Single Source Purchase for Shoulder Machine Attachment.

Disposition: Carried (6-1)

9.4 General Government Services

9.4.1 Consent Application C40-2024(Ryan) - Drain Apportionment

Motion: 71-2025

Moved: M. Dietrich

Seconded: A. Neeb

That South Huron Council receives Staff Report CL02-2025 – Consent Application C40-2024 (Ryan) – Drain Apportionment; and

That South Huron Council approve the agreement on the apportioned assessments under Section 65(2) of the Drainage Act as presented.

Disposition: Carried (7-0)

9.4.2 Appoint Members to Court of Revision - Hill Municipal Drain 2025

Motion: 72-2025

Moved: A. Neeb

Seconded: J. Dietrich

That South Huron Council receives Staff Report CL03-2025 to Appoint Members to Court of Revision for the Hill Municipal Drain 2025; and

That South Huron Council hereby appoints the following three members: Councillor Dietrich, Councillor McLeod-Haggitt and Councillor Oke to Court of Revision for the above Municipal Drain to be held on Monday, April 7, 2025 at 5:00 p.m.

Disposition: Carried (7-0)

9.4.3 Potential Tariffs

Staff advised FCM, AMO and many municipalities continue to circulate resolutions, staff have been attending various webinars, and have been in contact with the BIA and community groups to discuss opportunities.

Motion: 73-2025

Moved: A. Neeb

Seconded: J. Dietrich

**That South Huron Council receives Staff Report CAO-04-2025
– Potential Tariffs, for information.**

Disposition: Carried (7-0)

10. Notices of Motion
11. Items for discussion arising from previous meetings
12. New Business
13. Mayor & Councillor Comments and Announcements

Councillor McLeod-Haggitt mentioned Coldest Night of the Year is this Saturday. She attended the Family Day breakfast which had a great turnout and was well coordinated. Deputy Mayor Dietrich attended the Grand Bend Fireman's breakfast and said it was well attended, with standing room only. Mayor Finch attended the Kirkton and Exeter Breakfasts, which were both well attended. Mayor Finch mentioned a fire in Centralia and the response from the South Huron Fire Department and those providing mutual aid.

14. Communications

Item 14.2 was pulled for discussion.

- 14.1 Huron County Council - Draft Minutes of January 22, 2025
- 14.2 Huron Chamber of Commerce - Invitation - Huron Economic Outlook: Local Perspectives on the 2025 Ontario Economic Report
Mayor Finch and Councillor Dietrich will attend the rescheduled event.
- 14.3 Noreen Kincaid - Correspondence - Tridon Sewer Proposal
- 14.4 Lawrence and Margaret Kingsmere - Correspondence - Special Meeting, February 6, 2025 - Tridon Over Sizing of Sewer Line
- 14.5 Dave and Wendy Tilford - Correspondence - Letter to South Huron Council - Special Meeting, February 6, 2025 - Vote on Proposed Over Sizing of Sewer Line - Tridon
- 14.6 Town of Cobourg - Resolution - Municipal Restructuring Study
- 14.7 Resolution - Proposed U.S. Tariffs on Canadian Goods / Sovereignty of Canada
 - 14.7.1 Eastern Ontario Wardens' Caucus
 - 14.7.2 Town of Halton Hills

14.7.3 Town of Hanover

14.7.4 Peterborough County

Motion: 74-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Council receive communication items not otherwise dealt with.

Disposition: Carried (7-0)

15. Closed Session

16. Report From Closed Session

17. By-Laws

17.1 By-Law No. 14-2025 - Development Charges Amendment

Motion: 75-2025

Moved: A. Neeb

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #14-2025, being a by-law to amend Development Charges By-Law #17-2020 for the Municipality of South Huron.

Disposition: Carried (7-0)

17.2 By-Law No. 15-2025 - Fire Ladder Truck Agreement

Motion: 76-2025

Moved: J. Dietrich

Seconded: A. Neeb

That the South Huron Council gives first, second, third and final reading to By-Law #15-2025, being a by-law to authorize the execution of a Fire Ladder Truck Agreement with the Township of Lucan Biddulph.

Disposition: Carried (6-1)

17.3 By-Law No. 16-2025 - Hill Municipal Drain - Provisional

Motion: 77-2025

Moved: M. Dietrich

Seconded: A. Neeb

That South Huron Council gives first and second reading to By-Law #16-2025 being a By-Law to provide for the Hill Municipal Drain 2025 in the Municipality of South Huron.

Disposition: Carried (7-0)

- 17.4 By-Law No. 17-2025 - Oversizing Servicing Agreement (Tridon Properties Ltd. and Tridon Group Ltd.)

Council discussed the agreement. Mayor Finch called for a recorded vote.

Motion: 78-2025

Moved: A. Neeb

Seconded: J. Dietrich

That the South Huron Council gives first, second, third and final reading to By-Law #17-2025, being a by-law to authorize the execution of an Oversizing Servicing Agreement between the Corporation of the Municipality of South Huron and Tridon Group Ltd. and Tridon Properties Ltd.

	For	Against
T. Oke	X	
W. McLeod-Haggitt	X	
A. Neeb	X	
M. Dietrich	X	
M. Vaughan	X	
G. Finch	X	
J. Dietrich	X	
Results	7	0

Disposition: Carried (7-0)

- 17.5 By-Law No. 18-2025 - Subdivision Agreement (Sol Haven Phase 1)

Council discussed the agreement.

Motion: 79-2025

Moved: J. Dietrich

Seconded: A. Neeb

That the South Huron Council gives first, second, third and final reading to By-Law #18-2025, being a by-law to enter into a Subdivision Agreement between the Municipality of South Huron and Tridon Properties Ltd. (40T20006 Phase 1 – Sol Haven Subdivision).

Disposition: Carried (7-0)

18. Confirming By-Law

18.1 By-Law No. 19-2025 – Confirming By-Law

Motion: 80-2025

Moved: M. Dietrich

Seconded: T. Oke

That the South Huron Council gives first, second, third and final reading to By-Law #19-2025, being a by-law to confirm matters addressed at the January 27, 2025 Public Meeting, the February 6, 2025 Special Meeting and the February 18, 2025 Council meeting.

Disposition: Carried (7-0)

19. Adjournment

Motion: 81-2025

Moved: J. Dietrich

Seconded: A. Neeb

That South Huron Council hereby adjourns at 7:36 p.m., to meet again on March 3, 2025 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried (7-0)

George Finch, Mayor

Alex Wolfe, Clerk



Corporation of the Municipality of South Huron
Minutes-Committee of Adjustment

Thursday, February 13, 2025, 4:00 p.m.
Remote Electronic Meeting - No Live Feed
Contact the Clerk (clerk@southhuron.ca) for zoom meeting invitation details.

Members Present: Aaron Neeb, Member (remote)
Milt Dietrich, Member (remote)
Wendy McLeod-Haggitt, Member (remote)

Staff Present: Celina McIntosh, County Planner (remote)
Vanessa Polselli, Planning Coordinator (remote)
Mike Rolph, Director of Building and Planning Services/Chief Building Official (remote)
Alex Wolfe, Secretary-Treasurer (remote)

1. Call to Order

The Secretary-Treasurer called the meeting to order at 4:00 pm.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Orientation Session

Orientation Session to present a planning overview to the Committee of Adjustment. This includes the major legislation and planning documents governing relevant planning in Ontario and specifically South Huron. This Orientation Session will include information of planning materials including Planning Overview, Minor Variances, and Site Visits.

4. Terms of Reference Review

Staff noted an Administrative Change to Section 4 – Meeting Schedule and Location – to match the 2025 Meeting Schedule approved by Council – “The Committee shall meet at 5:00 p.m. on the first and/or third Monday of the month,

or the next business day in the event of a Public Holiday, as-needed to address minor variance applications pursuant to section 45 of the Planning Act”.

5. Adjournment

The Meeting was adjourned at 4.47 p.m.

Aaron Neeb, Chair

Alex Wolfe, Secretary-Treasurer

DRAFT



South Huron Committee of Adjustment Terms of Reference

1. Purpose of the Committee

The Committee of Adjustment (COA) is a statutory tribunal with authority delegated to it by the Council of the Municipality of South Huron under the provisions of the Ontario Planning Act to hold public hearings to make decisions on applications submitted decisions on minor variance applications, pursuant to section 45 of the Planning Act.

The Committee operates independently from Council and its decisions may be appealed to the Ontario Land Tribunal.

2. Operation

The Committee of Adjustment is a quasi-judicial body charged with observance and protection of applicable planning law and also with protecting the rights of the individuals affected by the decisions made. The Committee must also satisfy legal requirements concerning notice, public hearings, calling of witnesses, notices of decisions and recording of proceedings. The Committee of Adjustment is governed by procedures detailed in the Planning Act, and also by the Municipal Act, the Statutory Powers Procedure Act, the Municipal Conflict of Interest Act, the Municipal Freedom of Information and Protection of Privacy Act, the Provincial Policy Statement, the South Huron Official Plan, the Zoning by-law of the Municipality of South Huron and the Committee Terms of Reference.

The goal of the Committee of Adjustment is to provide for and conduct a fair hearing by:

- Allowing anyone wishing to speak to an application an opportunity to do so;
- Giving due diligence to the consideration of each application;
- Openly having all discussions about each application and making all decisions in public at the hearing;
- Making rational decisions with appropriate, well-thought-out conditions;
- Clearly stating the reasons for their decisions.

Committee of Adjustment hearings are attended by Committee of Adjustment members, Planning Staff, the Secretary-Treasurer, applicants and/or their representatives and any member of the public who wishes to speak regarding an application or observe the proceedings.

3. Membership Composition, Term and Responsibilities

The Committee of Adjustment will be composed of three voting members consisting of 3 members of Council.

The Council shall appoint all Committee members by By-law and the members of Council appointed to the Committee shall be appointed annually. Annually, the committee shall elect a Chair and Vice-Chair from the appointees.

There shall be no discussion amongst COA Members regarding an application prior to the hearing.

Quorum and Voting

Two members constitute a quorum. Voting is by simple majority on the application, a tie vote means the application is refused.

Vacancy

Subject to quorum, a vacancy in the membership or the absence or inability of a member to act does not impair the powers of the Committee or of the remaining Members of the Committee.

Chair

The members shall elect one of themselves as Chair, who shall hold the position until a successor is elected. When the Chair is absent, the Committee shall appoint another Member to sit as acting Chair.

The COA Chair shall maintain decorum of hearings to ensure a fair hearing for all minor variance applications. Comments from COA Members, Applicant and Public shall be directed through the Chair and COA Members shall conduct themselves with professional integrity and respect.

Secretary-Treasurer

The Secretary-Treasurer to the Committee is the Municipal Clerk or designate. The Planner assigned to South Huron will provide a planning report to the Committee for every minor variance application brought forward to the Committee.

The Secretary-Treasurer of the Committee or designate, as the case may be, with the assistance of the Planning staff, shall perform all administrative duties related to the referral of all Applications for Variance to the Committee, the processing of all Applications for Variance, both before and after decision, and the forwarding of appeals to the Local Planning Appeal Tribunal.

Site Visits

Following an application by an applicant/agent, for any land, building or structure located within the Municipality of South Huron, but prior to the Hearing where the application shall be considered by the Committee, the Members may conduct individual site visits.

During site visits, Members shall not discuss with the applicant or other interested individuals, any of the merits of the application or any issue or matter in connection with the application to be decided by the Committee.

4. Meeting Schedule and Location

The Committee shall meet at 5:00 p.m. on the first and/or third Monday of the month, or the next business day in the event of a Public Holiday, as-needed to address minor variance applications pursuant to section 45 of the Planning Act. For ease of planning, every attempt will be made to hold the meetings on a consistent day. Additional meetings may be held through a special meeting request to the Secretary-Treasurer and dependent on availability of Committee members.

The Committee of Adjustment meetings take place in Council Chambers at the Municipality of South Huron, 322 Main Street S, Exeter ON

5. Public Hearing Process

- Call to Order
- Chair welcomes those in attendance, introduces Committee members and staff and provides an explanation of procedures:
 - Everyone present will be given an opportunity to comment on the applications being heard;
 - Comments and questions are to be addressed through the Chair;
 - Decision notice will be sent to the applicant or agent and any person who files a written request;
 - Reminder of appeal period in accordance with The Planning Act;
- Pecuniary Interest of Committee of Adjustment members declared as applicable
- Discussion and Decisions on the applications presented including addressing requests for Withdrawal or Adjournment.
- Adjournment of the meeting

The COA shall ensure that all stakeholders are provided with information and an opportunity for input.

6. Decisions

The Zoning By-law regulates how land and buildings are used and where buildings and structures can be located. This by-law also specifies lot sizes and dimensions, parking requirements, building heights and other regulations necessary to ensure proper and orderly development. However, sometimes it is not possible or desirable to meet all of the requirements of the Zoning By-law. In that case, a property owner may apply for approval of a minor variance. A minor variance provides relief from a specific Zoning By-law requirement, excusing a property owner from meeting the exact requirements of the By-law.

For the Committee to approve this type of application, the Planning Act requires that the Members must be satisfied that the application meets all of the following four tests:

- Is considered to be a minor change from the Zoning requirements (an evaluation of impact rather than a numerical value)
- Is desirable for the appropriate development or use of the land, building or structure;
- Maintains the general intent and purpose of the Official Plan and

- Maintains the general intent and purpose of the Zoning By-law.

Reasons for approval or denial shall be included in the COA decisions, including how public input impacted the decision and the decisions shall include appropriate and enforceable conditions.

The COA shall defer decisions when appropriate with reasons and a time frame for re-hearing of the application. No decision of the Committee on an application is valid unless it is concurred by the majority of the Members that heard the application, and the decision of the Committee shall be in writing and shall set out the reasons for the decision and the effect that any correspondence had on their decision and shall be signed by the Members who concur in the decision.

A copy of the Committee's written decision shall be prepared and issued in accordance with the provisions of the Planning Act.

7. Amendments to the Terms of Reference

The non-statutory provisions of this Terms of Reference may be eliminated or amended in any way by Council at its full and final discretion. Amendments to the Terms of Reference may be proposed to Council from time to time, by members of the Committee for their endorsement requiring a majority of the voting membership.

The Clerk or designate is delegated the authority to make administrative changes to this Terms of Reference that may be required from time to time due to legislative changes or if, in the opinion of the Clerk, the amendments do not change the intent of the Terms of Reference.

8. Procedure of the Committee of Adjustment

The hearings shall be conducted in accordance with the *Municipal Act*, *Planning Act*, *Statutory Powers Procedure Act*, Council's current Procedural By-law, and Robert's Rules of Order.

The hearing of every application shall be held in public.

Committee of Adjustment decisions will be made at a public hearing. All information pertaining to an application will be presented at the hearing and all discussion on the specifics of an application will take place at the hearing.

Closed session meetings may only be held in accordance with Section 239 of the *Municipal Act*.

9. Municipal Conflict of Interest Act

Committee of Adjustment Members may have pecuniary conflict of interest as they have decision-making ability. Members should be cognizant of any conflict of interest or perceived conflict in terms of issues which may serve to benefit them personally.

Where a Member, either on their own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter and is present at a Committee of Adjustment hearing at which the matter is considered, the Member,

- Shall, prior to any consideration of the matter at the hearing, disclose the interest and the general nature thereof;
- Shall not take part in the discussion of, or vote on any question in respect of the matter;
- Shall not attempt in any way whether before, during or after the hearing to influence the voting on any such question.

Where the interest of a Member has not been disclosed by reason of the Member's absence from the hearing, the Member shall disclose the interest, and comply with the requirements listed above, at the first Committee hearing attended by the Member after the hearing at which the matter was considered. Every declaration of interest and the general nature thereof shall be recorded in the minutes of the meeting by the Secretary of the Committee.

10. Municipal Freedom of Information and Protection of Privacy Act

Committee of Adjustment Members will act to protect the privacy of individuals with respect to personal information contained in application forms and information circulated to the Committee and to ensure that personal information is used solely for the purposes of processing the application.

Appendix "A" – Administrative Changes

Date of Amendment	Section of TOR	Details	Approvals
2025.02.13	4 - Meeting Schedule and Location	Updated to match the meeting scheduled approved by Council (res #478-2024) "first and/or third Monday of the month, or the next business day in the event of a Public Holiday, as-needed to address minor variance applications pursuant to section 45 of the Planning Act"	Clerk per Section 7 of TOR



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Tuesday, February 18, 2025, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Members Present: Aaron Neeb, Vice-Chair
Milt Dietrich, Member
Wendy McLeod-Haggitt, Chair (remote)

Staff Present: Celina McIntosh, County Planner
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Alex Wolfe, Secretary-Treasurer
Kendra Webster, Legislative & Licensing Coordinator

1. Call to Order

The Secretary-Treasurer called the meeting to order at 5:00 p.m.

2. Appointment of Chair and Vice-Chair

Motion: COA#01-2025

Moved: A. Neeb

Seconded: M. Dietrich

That Member McLeod-Haggitt is appointed as Chair for the 2025 Committee of Adjustment.

Disposition: Carried

Motion: COA#02-2025

Moved: M. Dietrich

Seconded: W. McLeod-Haggitt

That Member Neeb is appointed as Vice-Chair for the 2025 Committee of Adjustment.

Disposition: Carried

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Approval of Minutes

Motion: COA#03-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Committee of Adjustment approve the October 21, 2024 minutes as printed and circulated.

Disposition: Carried

5. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this Public Meeting of the South Huron Committee of Adjustment was to allow the presentation of an application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application. She added that written comments must be submitted to herself, the secretary-treasurer of the Committee and that any members of the public who would like to be notified in writing of the Committee of Adjustment's decision on the application are to contact her directly and provide their name and mailing address to be added to the registry.

6. Minor Variance MV01-2025 Masse

The Notice for minor variance application MV01-2025 Masse was sent on February 4, 2025, to property owners within 60m (200 feet) of the subject property and to agencies requiring notice.

6.1 Application Package

6.2 Celina McIntosh - Huron County Planner Report

Planner McIntosh provided an overview of the application seeking relief from Section 3.2.5 of the Zoning By-Law to allow for a proposed single detached garage with a total ground floor area that is approximately 70% of that of its main dwelling.

Planner McIntosh noted that the application was circulated for comments. There were no objections or concerns. She reviewed the four tests and noted that the requested variance is both minor and appropriate. She recommended approval with the following conditions:

1. The proposed garage be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and

2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

6.3 Written Comments Received

None.

6.4 Oral Comments - Committee - Public in Attendance

None.

7. Decision

The committee noted there were no public comments or agency concerns received on the application so there was no effect on the decision, and proposed the above-noted conditions be attached to the decision.

Motion: COA#04-2025

Moved: A. Neeb

Seconded: M. Dietrich

That Minor Variance MV01-2025 Masse be approved as per the attached decision sheet.

Disposition: Carried

8. Adjournment

Motion: COA#05-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Committee of Adjustment hereby adjourns at 5:08 p.m.

Disposition: Carried

Wendy McLeod-Haggitt, Chair

Alex Wolfe, Secretary-Treasurer



The Corporation of the Municipality of South Huron

Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu MV01-2025**
Location: 188 Centre Street (CON N BDY PT LOT 23 AS RP;22R-4210
 PART 1)
Applicant/Owner: Scott Masse

Purpose and Effect

The applicant is seeking relief from Section 3.2.5 of the South Huron Zoning By-law, which requires that the total ground floor area of accessory structures within settlement areas in South Huron not exceed 50% of that of the main dwelling, or 10% of the zone area, whichever is smaller. In this case, the applicant is seeking to construct a detached garage with a total ground floor area that is approximately 70% of that of their residence. In the case of the subject property, the ground floor area of the residence is smaller than 10% of the zone area on the property. If approved, the applicant will be permitted to construct the garage at the size aforementioned.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with the below conditions for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the South Huron Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of South Huron Comprehensive Zoning By-law #69-2018.

This Decision has been made subject to the following conditions:

1. The proposed garage be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public or agency comments were received on this application so there was no effect on the decision.

Dated this 18th day of February 2025



"Milt Dietrich"



"Aaron Neeb"



"Wendy McLeod-Haggitt"

Certification of the Committee's Decision

I, Alex Wolfe, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of South Huron, certify that this is a true copy of the Committee's Decision.



"Alex Wolfe"
Secretary- Treasurer

February 18th, 2025
Date

Appeals

Members of the public do not have the right to appeal the decision; only the applicant, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights. Any appeals of the decision of the Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee setting out the reasons for the appeal **not later than the 10th day of March, 2025**. A payment of \$400.00 to the Minister of Finance is required. A copy of the appeal form is available from the Ontario Land Tribunal website.

If no appeal is received before the date above, a Notice of No Appeal will be sent to the Applicant.

Additional Information

Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Vanessa Polselli, Planning Coordinator at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website (www.southhuron.ca).



The Corporation of the Municipality of South Huron

Notice of Decision of Committee of Adjustment
Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu MV01-2025**
Location: 188 Centre Street (CON N BDY PT LOT 23 AS RP;22R-4210
PART 1)
Applicant/Owner: Scott Masse

Please be advised that the Municipality of South Huron Committee of Adjustment made a decision to approve the above noted minor variance application at the public meeting held on the 18th day of February 2025 in the Municipality of South Huron Council Chambers, 322 Main Street South Exeter. A certified copy of the decision of the Committee of Adjustment is attached. This notice was circulated out on the 19th day of February 2025

► You are being notified of this application because you are an agency requiring notice, or you appeared in person or by counsel at the hearing and filed a written request with the secretary-treasurer to receive the notice of decision.

Dated the Municipality of South Huron this 19th day of February 2025

Alex Wolfe
Secretary of the Committee of Adjustment

Exeter Business Improvement Area
Minutes for the Exeter Business Improvement Area Meeting

Wednesday, February 19, 2025, 7:00 p.m.
South Huron Recreation Center

Members Present: Stephanie Vandebussche, Chair
Lauryn Marion, Promotions Chair
Jayme Lamoureux, Director
Wendy McLeod-Haggitt, Council Representative
Tanis VanderMolen, Member
Magen Overholt, Member

Member Regrets: Janice Brock, Secretary/Treasurer
Benita Ruby, Director

Staff Present: Caroline Hill, BIA Manager

1. Annual General Meeting - Welcome, Call to Order and Land Acknowledgement
2. Approve Amendments to the Agenda as Presented

Moved: W. McLeod-Haggitt

Seconded: L. Marion

That the Exeter BIA Membership approve the agenda as presented.

Disposition: Carried

3. Minutes

Moved: S. Vandebussche

Seconded: W. McLeod-Haggitt

That the Exeter BIA Membership adopt the minutes of the April 10, 2024 and May 8, 2024 Annual General Meeting.

Disposition: Carried

4. Introduction

4.1 BIA Manager Introduction

BIA Manager introduced herself and a little bit about her background and family.

5. Marketing/Events Planned

Will be introducing some new events and will be sidelining the Farmers Market due to the lack of participation of vendors and the public. Events in the Parkette and the Canada Day event are starting to be planned. An event after the Christmas Parade for the lighting of the Parkette is to be planned. Continued focus on Shop Local with the new Shop Local program to start in 2025 and the White Squirrel Calendar.

6. Business to be Carried Out

6.1 Pass 2025 Proposed Budget

Budget was presented to attending members. Members reviewed and approved.

Moved: S. Vandenbussche

Seconded: J. Lamoureux

That the Exeter BIA Directors and Membership approve the 2025 proposed budget as attached and forwarded to the Municipality of South Huron for Council Approval.

Disposition: Carried

7. Board Nominations

7.1 Nominations for Board of Management

The Exeter BIA Board has accepted and approved a new Director Magen Overholt to be appointed as a Director on the board.

Moved: S. Vandenbussche

Seconded: L. Marion

The Exeter BIA Membership approves the following individuals be appointed to the BIA Board of Management:

- Stephanie Vandenbussche - Chair
- Janice Brock - Treasurer
- Lauryn Marion - Promotional Director

- Jayme Lamoureux - Director
- Benita Ruby - Director
- Magen Overholt - Director

8. Associate Membership

Members have approved to create associate membership package in alignment with other associate memberships that are offered in other OBIAA's.

Moved: J. Lamoureux

Seconded: W. McLeod-Haggitt

The Exeter BIA Board is able to proceed with seeking and creating an associate membership package to be presented to BIA members at a later time prior to introducing the program to the public.

Disposition: Carried

9. Confirming Actions

Moved: S. Vandebussche

Seconded: W. McLeod-Haggitt

That the Exeter BIA Membership and Board ratify and confirm all resolutions, contracts, acts and proceedings of the Board of Management of the Exeter BIA enacted, made, done or taken since the last Annual General Meeting of April 10, 2024 and May 8, 2024; and

That the Exeter BIA Membership and Board consider and if thought fit, to confirm with or without such variation and amendments as may be made at the meeting, any amendment to By-Laws, to be passed by the Directors and membership.

Disposition: Carried

10. Adjournment

Moved: L. Marion

Seconded: W. McLeod-Haggitt

That the Exeter BIA Annual General Meeting adjourn at 7:36 p.m.

Stephanie Vandebussche, Chair

Janice Brock, Secretary/Treasurer

**Exeter Business Improvement Area (BIA)
2025 BUDGET REPORT**

	2019 Actual	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2023 Actual (Unaudited)	2024 Budget	2024 Actual (unaudited)	2025 Budget	Comments
2020 Reserves										
Expected Account balance			\$15,000	\$20,000.00	\$20,000.00	\$52,006	\$48,589	\$45,384	\$61,294	Amount in reserves as of January 5th 2024
General TOTAL			\$15,000	\$20,000.00	\$20,000.00	\$52,005.68	\$48,589.08	\$45,384.00	\$61,294.00	
Income										
General										
Municipal Tax Levy Base	\$70,195	\$71,529	\$71,887	\$75,050.00	\$80,228.45	\$80,228	\$81,833	\$81,833	\$83,469	CPI to be released on January 16th
SHCC & HSP - Welceme Centre Rent				\$669.00	\$0.00	\$0	\$5,407	\$0	\$14,172	Income of Hsp \$500/month SHCC \$681.01/Month
SHCC - Welcome Centre Utilities				\$1,440.00	\$1,440.00	\$0	\$2,550	\$2,300	\$2,601	Estimate based on Hydro, Enbridge reimbursement from Chamber
MOSH: Welcome Centre Expenses	\$6,120	\$6,120	\$6,120	\$9,678.12	\$9,678.12	\$8,131	\$9,000	\$8,131	\$8,131	1/3 of rent and utilities for Welcome Centre. Increase in monthly rent & additional rent from
SLED Funds	\$0	\$0	\$10,000	\$0.00	\$0.00	\$0	\$10,000	\$5,000	\$5,000	SLED FUND Not used in 2024. Received 1st \$5000 at end of Dec 2024 for 2025. Also looking to apply for SLED if another application for 2025 is opened
RTO4 Funds	\$0	\$0	\$3,000	\$0.00	\$0.00	\$0	\$0	\$0	\$0	
My Main Street fund					\$5,800.00	\$6,241	\$5,000	\$0	\$0	Will be applying if program recieves funding potential for additional funding
Canada Summer Student Fund								\$2,319		
Associate Member Fees								\$0	\$2,000	Introduce Associate members so they can take part in social media and other BIA Perks
Other Reimbursement	\$26	\$25	\$35	\$35.00	\$35.00	\$65	\$50	\$59	\$59	banking interest
					\$6,000	\$6,000	\$6,000	\$6,000	\$0	HSP Income for 2024. Combined in Welcome Centre Rent Line for 2025
General TOTAL	\$76,341	\$77,674	\$91,042	\$86,872.12	\$103,181.57	\$100,665.82	\$119,839.56	\$105,642.17	\$115,432.53	
Initiative-Based										
Events - Breakfast with the Mayor	\$2,025	\$0	\$0	\$0.00	\$0.00	\$907	\$900	\$0	\$900	Event on May 8. Split Revenue with Chamber
Leprechaun Hunt									\$200	20 Businesses \$10 dollars each to participate
Events - Ladies Night Out (spring)	\$2,400	\$2,400	\$0	\$0.00	\$1,200.00	\$1,100	\$1,500	\$1,100	\$1,200	Based on 12 businesses choosing to participate in the pay to play advertising and promo. Could Make more depending on Mocktail Sponsorship
Seniors Month- Activities in Park (Sponsor Day)									\$100	Based on \$25 a week sponsorship from business. Can be more if we can make an event with Legion for Seniors
Kids Day in the Parkette									\$100	Based on \$25 a week sponsorship from business. Can be more if we can make an event with Legion for Seniors
Black Friday Event/ Lighting	\$0	\$1,200	\$0	\$0.00	\$0.00	\$0	\$500	\$0	\$100	Hot Chocolate/Mocktail Sponsorship
Welcome Centre Signage					\$1,700.00	\$1,742	\$0	\$0	\$0	
Farmers Market	\$0	\$0	\$600	\$1,600.00	\$2,160.00	\$1,114	\$2,000	\$980	\$0	Will be skipping for 2025
Jack-o-lantern Jamboree	\$0	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$100	Community event in the downtown core with Pet Parade: Fee for entering Parade
Calendar with Coupons (\$15)	\$0	\$0	\$5,000	\$3,500.00	\$0.00	\$0	\$0	\$0	\$7,500	Will be doing 16 Month Calendar (\$15 each 500 Calendars)
Emitt Videos								\$2,200	\$0	
Social Media Christmas Promo								\$450	\$500	Christmas Promo with Social Media with Willis
Awards Gala	\$7,958	\$8,000	\$0	\$0.00	\$6,000.00	\$8,291	\$8,291	\$ 3,510.00	\$8,000	Amount was from 2023 Gala received in early 2024. Goal for 2025 to increase revenue of event back to \$8000 mark
Christmas Open Late Event									\$1,200	Based on 12 businesses choosing to participate in the pay to play advertising and promo. Could Make more depending on Mocktail Sponsorship
Banner Program	\$0	\$3,550	\$1,700	\$1,950.00	\$1,750.00	\$3,800	\$1,750	\$1,150	\$1,150	May reduce depending on replacements
Initiative-Based TOTAL	\$10,358	\$15,150	\$7,300	\$7,050.00	\$12,810.00	\$16,954.00	\$14,650.00	\$9,390.00	\$21,050.00	
TOTAL INCOME+RESERVES	\$86,699	\$92,824	\$113,342	\$113,922.12	\$135,991.57	\$169,625.50	\$183,078.64	\$160,416.17	\$197,776.53	
Expenses										
Beautification										
Flowers	\$7,622	\$8,000	\$8,000	\$8,000.00	\$8,000.00	\$8,000	\$8,000	\$8,000	\$8,000	Expense based on agreed upon amount set in MOU w/MOSH
Water & Care	\$0	\$0	\$0	\$0.00	\$0.00	\$0	\$1,000	\$0	\$0	Currently included with the \$8000 with hanging baskets, bridge, and planters
Light & Flower Maintenance	\$0	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$200	Replacement bulbs and flowers. Touch Paint Willis Statue
Lights & Banners	\$717	\$1,500	\$500	\$500.00	\$500.00	\$2,713	\$100	\$142	\$10,000	Additional Xmas Lights & Banners/Hanging Baskets. Can be used in conjunction with Gants
White Squirrel Hunt	\$0	\$0	\$11,000	\$2,500.00	\$0.00	\$0	\$0	\$0	\$0	cost of app for scavenger hunt/town activities, heritage and more
Seasonal Decorations	\$0	\$0	\$1,050	\$250.00	\$250.00	\$0	\$5,000	\$282	\$1,500	Seasonal decorations to beautify downtown core. Flags, Bows, Cornstalks/Fall decorations Seeking sponsorship. Enhance Downtown lamp posts for xmas season. String Lights.
Welcome Centre Building Sign					\$6,000.00	\$5,627	\$0		\$0	
Reserve	\$0	\$0	\$1,000	\$250.00	\$250.00	\$250	\$1,000	\$1,000	\$200	For future projects, such as replacement of Christmas Decorations, lighting in parkette etc.
Parkette & Welcome to Exeter Area							\$5,000	\$0	\$1,000	Can be used in conjunction with Grants

Welcome Centre Inside

									\$192	\$500
SLED FUND									\$0	\$10,000
Beautification TOTAL	\$8,339	\$9,500	\$21,550	\$11,500.00	\$15,000.00	\$16,590.40	\$20,100.00	\$9,616.38	\$31,400.00	

Creating a more inviting space visitor use with BIA Map at centre to direct visitors
Full \$10,000 to be spent this year.

Advertising & Promotion

Initiative-Based

Events - Breakfast with the Mayor	\$905	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$30
Event s - White Squirrel Hunt Launch	\$0	\$0	\$2,000	\$250.00	\$0.00	\$0	\$0	\$0	\$0	\$0
Events- Lepruchaun Hunt								\$0	\$255	
Events - Ladies Night Out (spring)	\$2,025	\$1,760	\$1,000	\$500.00	\$500.00	\$512	\$600	\$270	\$500	
Events - Sidewalk Sales (summer)	\$255	\$255	\$1,000	\$500.00	\$750.00	\$36	\$750		\$650	
Save Community Initiative SLED FUND & OPP									\$165	
Canada Day									\$0	\$200
Event- Black Friday WK Parkette Light Up	\$0	\$1,760	\$1,000	\$500.00	\$500.00	\$0	\$500	\$0	\$0	\$190
Kids Day & Seniors Days in June									\$0	\$100
Remembrance Day Wreath									\$0	\$50
Events - Santa Claus Parade	\$2,231	\$2,000	\$2,000	\$1,502.00	\$1,484.00	\$2,968	\$1,500	\$1,520	\$1,500	
Event - Open Late X-Mas	\$2,097	\$500	\$500	\$500.00	\$500.00	\$0	\$0	0	\$750	
Willis Actors Costs								100	\$300	
Christmas Social Media Campaign								220	\$220	
Calendar with Coupons		\$0	\$2,500	\$2,500.00	\$2,500.00	\$0	\$0	\$0	\$2,650	
Jack-o-lantern Jamboree/ Pet Costume Parade								\$50	\$200	
Event - Gala				\$0.00	\$600.00	\$0	\$0	\$565	\$0	
Community Video- Noah's Arc Xmas								\$0	\$300	
Exeter + South Huron Guide	\$0	\$0	\$500	\$500.00	\$800.00	\$0	\$0	\$0	\$0	
Farmers Market			\$500	\$400.00	\$500.00	\$515	\$515	\$515	\$0	
Initiative-Based TOTAL	\$6,608	\$6,275	\$11,000	\$7,152.00	\$8,134.00	\$4,031.84	\$3,865.00	\$3,405.00	\$7,895.00	

BIA to do a post and boost for event to drive ticket sales. SHCC Radio Advertising
Leprechaun Cut out Cost
Bows, Poster, Radio
Permit Fees/Print/Add Radio
Cost for Public Meeting and Launch
* Will do Fireworks if can do sponsorship for fireworks*
In order to ensure this can reduce the cost of event to businesses. Moktail/Hot Chocolate Sponsorship
Posters & Odd Costs: As this involves both young and old an ask to waive fees from Council to reduce costs would be asked to meet budget
Cost of Wreath
based on full parade being possible and an increase in payment to the lions. Includes Thank You Cards
Print Ad & Fees
Will want volunteers first prior to paying for an actor. \$50 x6 Willis Outings
Christmas Promo for 8 Businesses at aprox cost of \$30 per social media AD (8)
creation and printing of calendars with coupons created in-house
Misc Cost for pumpkins, posters, etc
Included in next year Gala Costs with South Huron Chamber of Commerce.
Emitt to do video of the Noah's Arc & Local Business for South Huron Initiative
printing and creation of guides
Not Doing in 2025

General Promotion

Signage	\$216	\$200	\$150	\$1,000.00	\$1,000.00	\$451	\$2,000	\$122	\$122	
Campaign - Branding / Website Launch	\$0	\$1,000	\$0	\$500.00	\$1,000.00	\$371	\$1,000	\$672	\$183	
General - Print Advertising	\$2,250	\$1,580	\$1,000	\$1,000.00	\$1,000.00	\$1,429	\$1,000	\$2,056	\$1,768	
General - Radio / 360 Video / Promo Videos	\$0	\$0	\$1,000	\$500.00	\$750.00	\$0	\$10,000	\$7,458	\$3,750	
General - Online Marketing	\$350	\$350	\$300	\$300.00	\$300.00	\$353	\$300	\$1,740	\$280	
Other Promotional Activities	\$0	\$0	\$0	\$0.00	\$0.00	\$0	\$1,000		\$0	
Marketing - Reserves	\$0	\$0	\$0	\$0.00	\$1,000.00	\$1,000	\$1,000	\$1,000	\$0	
White Squirrel Costume Cleaning					\$0	\$339	\$500		\$500	
General Promotion Total										\$6,603
Advertising & Promotion TOTAL	\$2,816	\$3,130	\$2,450	\$3,300.00	\$5,050.00	\$3,943.71	\$16,800.00	\$13,048.04	\$14,498.00	

West Coast Signage
Will be updating current website.
advertise the BIA: Grand Bend Chamber of Commerce, It Starts @ The Beach & North Huron Publishing.
Radio advertise BIA promotions and purchase of Annual Advertising Coupon book
Cost of outsourced social media while BIA Manager Position Vacant

Administrative

Bank Charges	\$0	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$0	
Legal Fees. Municipal Audit	\$850	\$1,000	\$1,100	\$1,250.00	\$1,250.00	\$916	\$1,000	\$917	\$1,000	
Miscellaneous	\$142	\$250	\$250	\$0.00	\$0.00	\$0	\$0	\$0	\$0	
Conferences & Travel Expenses	\$1,786	\$0	\$0	\$100.00	\$0.00	\$1,054	\$2,000	\$1,667.90	\$1,480	
BIA X-mas & appreciation	\$0	\$200	\$1,000	\$500.00	\$500.00	\$0	\$500	\$0	\$500	
Office Supplies	\$527	\$1,000	\$1,500	\$1,500.00	\$1,500.00	\$0	\$1,500	\$470	\$1,500	
Apparel								\$367	\$0	
Phone / Internet	\$1,122	\$1,400	\$1,400	\$1,400.00	\$1,400.00	\$1,456	\$1,000	\$1,684.75	\$1,500	
Postage								\$13.00	\$50	
Computer Related	\$0	\$1,500	\$0	\$0.00	\$0.00	\$89	\$100	\$1,038	\$200	
Strategic Plan									\$500	
Rent	\$12,239	\$12,240	\$12,240	\$16,711.99	\$23,935.00	\$16,222	\$16,812	\$16,897	\$27,096	
Association Memberships	\$250	\$250	\$265	\$275.00	\$275.51	\$276	\$281	\$281	\$288	
Payroll	\$45,936	\$47,307	\$50,627	\$51,112.00	\$52,800.00	\$47,123	\$40,147	\$40,000	\$60,000	
Payroll Expense				\$3,844.56	\$3,688.08	\$0	\$0	\$50	\$0	
Payroll - One-Time Vacation Payout/Bonus	\$0	\$5,174	\$1,500	\$0.00	\$0.00	\$0	\$0	\$0	\$0	
Makerting Performance Incentive			\$1,599	\$0.00	\$0.00	\$0	\$0	\$0	\$10,000	
Manager - Cell Phone Allowance	\$300	\$300	\$300	\$300.00	\$300.00	\$300	\$300	\$235	\$360	
New Manager Training	\$0	\$0	\$0	\$0.00	\$575.00	\$575	\$0	\$0	\$0	
Manager - Mileage	\$122	\$150	\$0	\$50.00	\$150.00	\$0	\$100	\$100	\$100	
Source Deduction						\$18,253	\$18,000	\$4,732	\$5,000	

based on reasonable increase
* \$875 for Full Conference (4 Days) & \$606 for Hotel
board recognition, member flowers and gifts as required
Domain, Subscriptions, Office Supplies (50% split with SHCC), QuickBooks
Had a couple of high billings in 2024 for new setup. Should not incur those fees this year
Misc Postage for cheques
Printer
Strategic Plan with Maureen Cole
full rent for Welcome Centre
OBIAA membership
Includes annual salary & Employee Source Deductions
Cost for QuickBooks Online Payroll per user for paystub & Source Deduction Tracker
BIA Manager Bonus for the Year based on Performance
Travel for conference in 2023
Employer Source Deductions aprx. \$183 per pay.

Utilities-Water,Hydro and Gas						\$6,201	\$6,500	\$4,600	\$6,500
Administrative TOTAL	\$63,274	\$70,771	\$71,781	\$77,043.55	\$86,373.59	\$92,465.47	\$88,240.20	\$73,052.32	\$116,074.00
TOTAL EXPENSES	\$81,038	\$89,676	\$106,781	\$98,995.55	\$114,557.59	\$117,031.42	\$129,005.20	\$99,121.74	\$161,972.00
TOTAL RESERVES (expected as of end of 2025 fiscal)	\$5,661	\$3,148	\$6,561	\$14,926.57	\$21,433.98	\$52,594.08	\$54,073.44	\$61,294.43	\$35,804.53

2025 BIA Draft Budget**Income**

Municipal Levy & Rent	\$ 91,600.00
Rental Income	\$ 16,773.00
Grant Money	\$ 5,000.00
Initiative Based	\$ 21,050.00
Other Income	\$ 2,059.00

Total Income \$ **136,482.00**

Reserves \$ **61,294.00**

Total Funds \$ 197,776.00

Expenses

Beautification	\$ 31,400.00
Initiative & Promotional Costs	\$ 14,498.00
Administrative Costs	\$ 116,074.00

Total Expenses \$ **161,972.00**

Reserves at end of 2025 \$ 35,804.00



Corporation of the Municipality of South Huron
Heritage Advisory Committee
Minutes

Wednesday, February 19, 2025, 6:00 p.m.
Olde Town Hall - Verity Room

Members Present: Aaron Neeb, Member
William Dinney, Member
Donna Voerman, Member
Jess Gill, Member
Isaac Moore, Chair

Member Regrets: Susan Jones, Member

Staff Present: Kendra Webster, Legislative and Licensing Coordinator

Others Present: Sarah Smith, Huron County Planner

1. Call to Order

Chair Moore called the meeting to order at 6:01 p.m.

2. Agenda

Motion: 01-2025

Moved: Jess Gill, Member

Seconded: Donna Voerman, Member

That the Heritage Advisory Committee approves the Agenda as presented.

Disposition: Carried

3. Disclosure of Pecuniary Interests and the General Nature thereof

None.

4. Minutes

Motion: 02-2025

Moved: Aaron Neeb, Member

Seconded: William Dinney, Member

That the Heritage Advisory Committee adopts the minutes of July 31, 2024 as printed and circulated.

Disposition: Carried

5. Business to be Discussed

5.1 Community Improvement Plan

Planner Smith provided a high-level introduction to a community improvement plan and how it can be used for different programs. She provided examples of different silos that the CIP funding could be used to support and mentioned historic property improvement could be an option if desired by Council.

Planner Smith left the meeting at 6:30 p.m.

Motion: 03-2025

Moved: Jess Gill, Member

Seconded: Donna Voerman, Member

That the Heritage Advisory Committee receives the presentation regarding the Community Improvement Plan as presented by Sarah Smith, Huron County Planner.

Disposition: Carried

Motion: 04-2025

Moved: Aaron Neeb, Member

Seconded: Jess Gill, Member

That the Heritage Advisory Committee recommends South Huron Council consider dedicating one of the silos for the Community Improvement Plan to heritage.

Disposition: Carried

5.2 Plaques

The Committee discussed the different options, size, design, material and cost. The Committee noted that current designated property owners would be interested in displaying a plaque on their home and survey respondents expressed positivity regarding a plaque program.

Motion: 05-2025

Moved: William Dinney, Member

Seconded: Donna Voerman, Member

That the Heritage Advisory Committee recommends to South Huron Council the purchase of 10 metal plaques for South Huron Heritage-Designated properties be purchased at an upset limit of \$10,000.00 to be distributed to Heritage Designated Property owners.

Disposition: Carried

5.3 Official Plan Review

The Committee discussed the 3rd draft of the Official Plan noting positive amendments regarding heritage preservation. Staff advised Council received the final draft and report at the February 18, 2025 Council Meeting and the final version is being brought back with the by-law for approval to the March 3, 2025 Council Meeting. Council Chair Moore asked the Committee to review the Official Plan draft and send any comments to him for submission to the Planner.

6. Correspondence

None.

7. Other Business

Staff advised of a change in the Ontario Heritage Act which extended the deadline for the non-designated properties to complete the designation process before being removed for 5 years from Jan 1, 2025 to Jan 1, 2027.

Correspondence has been sent to the 4 non-designated property owners advising of same.

Staff advised Council supported the Committee's draft resolution/correspondence to the Province regarding Section 29(1.2) of the Heritage Act. It was mentioned that Huron East supported the resolution, and that Niagara on the Lake discussed the correspondence.

Member Gill updated the Committee on the work she was doing for future commemoration of properties. She thinks it would be valuable to commemorate businesses that have made improvements or sympathetic renovations to preserve or enhance the heritage values of their properties. She suggested reaching out to the Chamber of Commerce to potentially work together on a category for heritage preservation which could be added to their annual award ceremony.

Member Voerman advised she attended an Architectural Conservancy of Ontario (ACO) Meeting. She talked about the program the ACO offers property owners and the positive outcome for the property owners and community.

8. Adjournment

Motion: 06-2025

Moved: Aaron Neeb, Member

Seconded: William Dinney, Member

That the Heritage Advisory Committee hereby adjourns at 7:53 p.m., to meet again on June 4, 2025 at 6:00 p.m. or at the Call of the Chair.

Disposition: Carried

Isaac Moore, Chair

Kendra Webster, Recording Secretary



Staff Memo

To: South Huron Council
From: Alex Wolfe, Clerk
Date: March 3, 2025
Re: Heritage Advisory Committee – Budget Amendment

Purpose: For information/approval.

Background and Analysis:

The Heritage Advisory Committee is requesting an upset limit of \$10,000 to purchase metal plaques for South Huron Heritage Designated properties. Council allocated \$3,000.00 in the annual Budget for the Committee.

Should Council wish to approve the Committee's recommendation a resolution to amend the 2025 Budget is required. The Municipal Notice By-Law requires that any amendments to the Budget require a notation on the agenda and for that reason, staff have included a budget amendment resolution to the Committee's recommendation.



Staff Report to Council

Report From: Ange Barnes, Compliance Coordinator

Alyssa Keller, Environmental Services Manager

Meeting Date: March 3 2025

Report: ESD- 04 2025 -2024 Federal Wastewater Reporting

Recommendation

That South Huron Council receives Staff Report ESD-04-2025 – 2024 Federal Wastewater Reporting, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Community Safety and Well-Being Infrastructure Investment/Asset Management Plan
Consultations	Don Giberson, Infrastructure & Development General Manager Jason McBride, Environmental Services Foreman and ORO
Attachment(s) to Report	None

Report Highlights

- The 2024 Federal Wastewater System Effluent Reporting for the Exeter Wastewater Treatment Facility has been successfully submitted.
- Details regarding sampling results can be found in this report.

Context and Background

The Federal (Environment Canada) *Wastewater Systems Effluent Regulations SOR/2012-139* requires mandatory reporting of final effluent discharged from wastewater treatment facilities. This reporting is in addition to the effluent quality and reporting requirements of the Provincial Ministry of the Environment, Parks and Conservation (MECP) and the Exeter Wastewater Treatment Facility Environmental Compliance Approval (ECA).

The Exeter Wastewater Treatment Facility is registered with Environment Canada, as a continuous discharge type sewage lagoon and the following are the applicable Effluent Quality Standards.

CBOD	SS	TRC	NH ₃
Average	Average	Average	Maximum
≤ 25 mg/L	≤ 25 mg/L	≤ 0.02 mg/L	< 1.25 mg/L

Sampling Requirements for Continuous Systems with HRT ≥ 5 days

Annual Average Daily Volume (m3)	Type of Sample	Minimum Sampling Frequency	Averaging Period	Monitoring Report Frequency
> 2500 and ≤ 17500	Grab or composite	Every 2 weeks but at least 7 days after any other sample	Annually	Annually

Acute Lethality Testing

ADV for Previous Calendar Year	Minimum Sampling Frequency	Reduced Sampling Frequency
> 2500 to ≤ 50000 m ³	Quarterly	Yearly (if samples for 4 consecutive quarters are not acutely lethal)

As a result of good sampling results, quarterly Acute Lethality testing has been reduced to annual sampling. However, if a future sample is determined to be acutely lethal, sampling is required twice monthly to determine cause.

The Annual Effluent Report was submitted prior to the regulatory deadline of within 45 days after the end of each quarter in the reporting year. In 2024 the Exeter Wastewater Treatment Facility was in compliance with the Federal (Environment Canada) *Wastewater Systems Effluent Regulations*. The following are the results for the Exeter Wastewater Treatment Facility:

FIRST QUARTER REPORTING						
Reporting Period	Number of days that effluent was discharged	Total volume of effluent discharged (m ³)	Date Sampled	Average CBOD (mg/L)	Average concentration of suspended solids (mg/l)	Acute Lethality Test Results
Jan - March	27	347,797		7.20	10.20	Not Required
JANUARY	0	0				
FEBRUARY	27	347,797	02/2/2024	8.0	6.00	
			02/6/2024	9.00	7.00	
			02/13/2024	4.00	13.00	
			02/20/2024	7.00	10.00	
			02/27/2024	8.00	15.00	
MARCH	0	0				

SECOND QUARTER REPORTING						
Reporting Period	Number of days that effluent was discharged	Total volume of effluent discharged (m ³)	Date Sampled	Average CBOD (mg/L)	Average concentration of suspended solids (mg/l)	Acute Lethality Test Results
April - June	53	365,973		4.00	2.00	Not Required
APRIL	0	0				
MAY	27	187,786	5/3/2024	<4	<2	
			05/7/2024	<4	<2	
			05/14/2024	<4	<2	
			5/21/2024	<4	<2	
			5/28/2024	<4	<2	
JUNE	26	178,187	6/4/2024	<2	<2	
			6/11/2024	<4	<2	
			6/18/2024	<4	<2	
			6/25/2024	<4	<2	

THIRD QUARTER REPORTING						
Reporting Period	Number of days that effluent was discharged	Total volume of effluent discharged (m ³)	Date Sampled	Average CBOD (mg/L)	Average concentration of suspended solids (mg/l)	Acute Lethality Test Results
July - Sept	85	489,242		4.00	2.00	Not Lethal
JULY	28	171,278	7/2/2024	<4	2	
			7/9/2024	<4	<2	
			7/16/2024	<4	<2	
			7/23/2024	<4	<2	

			7/30/2024	<4	2	
AUGUST	31	191,657	8/6/2024	<4	<2	
			8/13/2024	5.00	<2	
			8/20/2024	<2	<2	
			8/27/2024	<4	<2	
SEPTEMBER	26	126,307	9/3/2024	<4	<2	
			9/10/2024	<4	<2	
			9/17/2024	<4	<2	
			9/24/2024	<4	<2	

FOURTH QUARTER REPORTING						
Reporting Period	Number of days that effluent was discharged	Total volume of effluent discharged (m ³)	Date Sampled	Average CBOD (mg/L)	Average concentration of suspended solids (mg/l)	Acute Lethality Test Results
Oct - Dec	0	0				Not Required
OCTOBER	0	0				
NOVEMBER	0	0				
DECEMBER	0	0				
	TOTAL NUMBER OF DAYS DISCHARGING	TOTAL AMOUNT OF DISCHARGE				
	165	1,203,012				

Discussion and Staff Recommendation(s)

Staff recommend receiving this report for information.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- [Federal Wastewater Systems Effluent Regulations SOR/2012-1390](#)

Respectfully submitted,

Ange Barnes, Compliance Coordinator

Alyssa Keller, Environmental Services Manager

Report Approval Details

Document Title:	ESD04-2025 - 2024 Federal Wastewater Reporting.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 21, 2025 - 3:04 PM

Alex Wolfe - Feb 21, 2025 - 3:51 PM

Erin Moore - Feb 21, 2025 - 4:15 PM

Rebekah Msuya-Collison - Feb 25, 2025 - 11:14 AM



Staff Report to Council

Report From: Alyssa Keller, Environmental Services Manager

Ange Barnes, Compliance Coordinator

Meeting Date: March 3 2025

Report: ESD-05-2025

2024 Annual Performance Assessment Summary Report for
the Exeter Wastewater Treatment Facility

Recommendation

That South Huron Council receives Staff Report ESD-05-2025 - 2024 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Community Safety and Well-Being Infrastructure Investment/Asset Management Plan
Consultations	Don Giberson, Infrastructure & Development General Manager Jason McBride, Environmental Services Foreman and Overall Responsible Operator (ORO)
Attachment(s) to Report	2024 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility

Report Highlights

- The 2024 Federal Wastewater System Effluent Reporting for the Exeter Wastewater Treatment Facility has been successfully submitted.
- Details regarding sampling results can be found in this report.

Context and Background

Owners of Wastewater Treatment Facilities are required to report annually the analytical results of sewage sampling to the Ministry of the Environment, Conservation and Parks (MECP) in accordance with the Environmental Compliance Approval (ECA) for that facility. The ECA for the Exeter Wastewater Treatment Facility (NUMBER 0392-BB9KQV) requires the Owner to prepare and submit to the MECP District Office an Annual Performance Assessment Summary Report for the facility within ninety (90) calendar days of the end of the year being reported on.

Municipal facilities that discharge wastewater into an open water course must ensure the quality and quantity of wastewater complies with the Environmental Compliance Approval (ECA), applicable legislation, policies and guidelines for sampling wastewater discharge; shall analyze the wastewater discharge samples and regularly report the results to the MECP.

Raw sewage and final effluent are sampled and monitored at frequencies required under the Ministry's Procedure F-10-1, "*Procedures for Sampling and Analysis Requirements for Municipal and Private Sewage Treatment Works (Liquid Waste Streams Only)*". Raw sewage is sampled monthly for CBOD, Suspended Solids, TKN and Total Phosphorus. When discharging final effluent is sampled weekly for CBOD, Suspended Solids, Ammonia + Ammonium, TKN and Total Phosphorus. Any

exceedances are immediately reported to the MECP Sarnia and Windsor District Office. Sampling results and flows are summarized on a monthly basis and reported to the MECP Sarnia District Office on a quarterly basis throughout the year under the Municipal Utility Monitoring Program (MUMP).

Sewage by-passes are reported immediately to the Ministry's Spills Action Centre (SAC) with follow up documentation/sampling provided to the MECP Sarnia and Windsor District Office. By-passes are summarized on a monthly basis and reported quarterly to the MECP Sarnia District Office.

The 2024 Annual Performance Assessment Summary Report for the Exeter Wastewater Treatment Facility was prepared and submitted by email to the MECP Owen Sound & Sarnia District Office on February 10, 2025.

Discussion and Staff Recommendation(s)

Staff recommend receiving this report for information.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- [Ontario Water Resources Act, R.S.O. 1990, c. O.40](#)
 - [MECP Sampling Procedure F-10-1](#)
-

Respectfully submitted,

Alyssa Keller, Environmental Services Manager

Ange Barnes, Compliance Coordinator

Report Approval Details

Document Title:	ESD05-2025 - 2024 Lagoon Performance Assessment .docx
Attachments:	- 2024 Exeter Sewage Lagoons Performance Assessment Report.xlsx.pdf
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 19, 2025 - 9:22 AM

Alex Wolfe - Feb 20, 2025 - 9:29 AM

Erin Moore - Feb 20, 2025 - 10:49 AM

Rebekah Msuya-Collison - Feb 25, 2025 - 11:20 AM

MUNICIPALITY OF SOUTH HURON
Performance Assessment Report - Wastewater Treatment Plant

Project: Exeter Sewage Lagoons
Project Number:
Works Number: 110000221
Description:

Year: 2024
Receiver: Ausable River
Design Avg Day Flow(m3): 7051
Raw Flow Group Selected:
Effluent Group Selected:

Month	Flows			Final Effluent Days Discharging	BioChemical Oxygen Demand				Suspended Solids				Phosphorus				Nitrogen Series					Disolved Oxygen	E.Coli	
	Raw				Final Effluent m3	Avg Raw BOD mg/L	Avg Eff CBOD mg/L	BOD Loading kg/d	Percent Removal	Avg Raw SS mg/L	Avg Eff SS mg/L	SS Loading kg/d	Percent Removal	Avg Raw Phos. mg/L	Avg Eff Phos. mg/L	Phos. Loading kg/d	Percent Removal	Avg Eff NH3+NH4 mg/L	NH3+NH4 Loading kg/d	Avg Eff Un-ion NH3 mg/L	Avg Eff Nitrate mg/L	Avg Eff Nitrite mg/L	Avg Eff DO mg/L	Ave Eff Geo. Mean per 100ml
	Total Flow m3	Avg Day m3	Max Day m3																					
JAN	199,682	6,441	26,669		477.0				158.0				2.2											
FEB	91,533	3,156	5,534	27	152.0	7.2	92.75	95%	112.0	10.2	131.39	91%	1.7	0.11	1.42	94%	3.32	42.77	0.027	1.09	0.03	11.65	574.00	
MAR	129,179	4,167	7,470		43.0				27.0				0.9											
APR	135,776	4,526	13,435		187.0				153.0				2.3											
MAY	94,134	3,037	6,649	27	125.0	4.0	27.82	97%	133.0	2.0	13.91	98%	2.4	0.12	0.83	95%	0.10	0.70	0.002	4.66	0.03	8.34	12.34	
JUN	71,239	2,375	3,572	26	265.0	4.0	27.41	98%	122.0	2.0	13.71	98%	2.9	0.13	0.89	96%	0.10	0.69	0.002	5.40	0.03	7.68	2.14	
JUL	96,370	3,109	8,285	28	368.0	4.0	24.47	99%	195.0	2.0	12.23	99%	4.7	0.15	0.92	97%	0.10	0.61	0.003	1.89	0.03	7.64	4.91	
AUG	63,511	2,049	2,685	31	300.0	3.8	23.49	99%	207.0	2.0	12.36	99%	3.4	0.20	1.24	94%	0.10	0.62	0.003	1.52	0.03	7.22	5.80	
SEP	56,374	1,879	2,256	26	258.0	4.0	19.43	98%	178.0	2.0	9.72	99%	4.7	0.20	0.97	96%	0.10	0.49	0.003	1.50	0.03	7.97	1.19	
OCT	58,797	1,897	4,158		236.0				188.0				0.9											
NOV	72,287	2,410	4,493		275.0				151.0				2.9											
DEC	221,189	7,135	27,663		77.0				84.0				1.2											
Total Annual:				1,203,012																				
Summer Average	81,061	2,660		171,043		251.8	4.0	24.53	98%	165.9	2.0	12.39	99%	3.0	0.16	0.97	95%	0.10	0.62	0.003	2.99	0.03	7.77	5.275
ECA Criteria							10.0	70.51			10.0	70.51		0.60	4.23		4.00	28.20	0.100			≥5.00	<200	
Winter Average	160,396	53,535		347,797		187.3	7.2	92.75	95%	95.3	10.2	131.39	91%	1.5	0.11	1.42	94%	3.32	42.77	0.027	1.09	0.03	11.65	574.00
ECA Criteria							25.0	176.28			25.0	176.28		1.00	7.05		N/A	N/A	0.100			≥5.00	N/A	
MAX:	221,189	7,135	27,663	347,797			7.2	91.95	99%	207.0	10.2	130.26	99%	4.7	0.20	1.40	97%	3.32	42.40		5.40	0.03	11.65	574.00

NOTE:
Winter Discharge from WWTP : Dec 1 - Mar 31
Summer Discharge From WWTP : Apr 1 - Nov 30
No Effluent discharge from WWTP

LEGEND:
Raw = Untreated raw sewage entering the lagoon
Total Flow = Total sewage flow in any given month
Avg Day = Total monthly sewage flow divided by the number of days in the month.
Max. Day = Maximum sewage flow on any given day during the month.
Effluent = Treated sewage discharged from the lagoon
CBOD = Carbonaceous Biochemical Oxygen Demand is the amount of dissolved oxygen needed by aerobic biological organisms in wastewater, necessary to break down organic material.
Loading = Loading is the contribution of each wastewater constituent measured in units of mass per time (kg/day) and may be calculated as the product of flow times concentration.
SS = Suspended Solids is the total small particulate matter which remains in suspension in sewage.
Phos. = Phosphorus is an allotropic nonmetallic element occurring in phosphates and living matter. It is an essential constituent of protoplasm and is commonly used in fertilizers.
NH3 = Ammonia (NH3) is a compound of nitrogen and hydrogen.
NH4 = Ammonium (NH4) is derived from ammonia and found in a wide variety of organic and inorganic compounds.
Nitrate = Nitrate (NO3) is a nitrogen-oxygen chemical unit which combine with various organic and inorganic compounds. The most common use is for plant fertilizer.
Nitrite = Nitrite (NO2) is a nitrogen-oxygen chemical unit which combine with various organic and inorganic compounds. Once taken into the body, nitrites are converted to nitrites.
E.Coli = Escherichia coli. A bacterium that is commonly found in the lower intestine of warm-blooded organisms. Most are harmless but some strains can cause serious illness.
Geo. Mean = Geometric mean is a type of mean or average, which indicates the central tendency or typical value of a set of numbers by using the product of their values (as opposed to the Arithmetic mean which uses their sum).
mg/L = milligrams per litre
kg/d = kilograms per day



Staff Report to Council

Report From: Shane Timmermans, Transportation Services Manager

Meeting Date: March 3 2025

Report: TSD- 02-2025

Tender Results: 2025 Provision of Crushed Granular “M” for Road Maintenance and Shoulder Gravel

Recommendation

That South Huron Council receives Staff Report TSD-02-2025 – Tender Results: 2025 Provision of Crushed Granular “M” for Road Maintenance and Shoulder Gravel; and

That South Huron Council accept the tender received from the low bidder McKenzie & Henderson Ltd. and authorize the award of a contract for the Provision of Crushed Granular “M” for Road Maintenance and Shoulder Gravel in the amount of \$531,216 (excluding HST).

Report Overview

Purpose of Report	For approval
Council Priority Alignment	Infrastructure Investment/Asset Management Plan
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Erin Moore, Acting Financial Services Director/Treasurer Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- The report outlines the bids received for Crushed Granular “M” for Road Maintenance and Shoulder Gravel for the 2025 season

Context and Background

The tender for 2025 Provision of Crushed Granular “M” for Road Maintenance was advertised on the Bids & Tenders on January 15, 2025.

Tenders closed on February 12, 2025, at 2:00pm and three (3) tenders were received by the Municipality. The tenders were opened by Katie Rowe, Asset Management Analyst via Zoom and witnessed by Mannat Kaur, Financial Analyst, Mayor George Finch, Shane Timmermans, Manager of Transportation Service, and Don Giberson, General Manager of Infrastructure and Development. Tender receiving/opening were conducted electronically through Bids & Tenders in accordance with Procurement By-law.

The following are the tender results:

	Contractor	Price (Excluding HST)	HST	Total Cost (Including HST)
1	McKenzie and Henderson Ltd.	\$531,216.00	\$69,058.08	\$600,274.08
2	Clarence Carter & Sons Ltd	\$546,036.00	\$70,984.68	\$617,020.68
3	Lavis Contracting Co. Limited	\$596,400.00	\$77,532.00	\$673,932.00

The three (3) tenders received were checked and found to be complete and in conformance with the specifications

Discussion and Staff Recommendation(s)

Staff recommend Council award the tender to McKenzie and Henderson Ltd.

Impact Analysis

The costs associated with the 2025 Maintenance Gravel tender are included in the 2025 Transportation Services Operating Budget and the shoulder gravel is associated with the capital resurfacing projects Corbett line and Huron Street West.

The amount within the Transportation Services Operating budget for unpaved road maintenance (gravel and dust control) is \$695,971. Of that amount, \$521,621 was allocated for the supply and placement of maintenance gravel. Please note that 3,000 tonnes are allocated for shoulder gravel on Capital Projects. This was an operational decision, as tendering locks in gravel pricing.

The following is a summary of the financial analysis:

FINANCIAL ANALYSIS SUMMARY	
	Total
Supply of 30,000 tonnes of gravel for Roads	\$474,300.00
Supply of 600 tonnes of gravel for Usborne Works Yard stockpile	<u>\$9,486.00</u>
Subtotal	\$483,786.00
Non-recoverable HST	<u>\$8,611.39</u>
TOTAL	\$492,397.39
Deduct 3000 tonne for shouldering on Capital Resurfacing Projects	
Approved Budget for 2025 Maintenance Gravel	\$521,621.00
Net Difference Approved Budget vs Tender Cost	\$29,223.61

FINANCIAL ANALYSIS SUMMARY SHOULDER GRAVEL	
	Total
Supply of 3000 tonnes for Shouldering Gravel	\$47,430.00
Non-recoverable HST	<u>\$844.25</u>
TOTAL	\$48,274.25

Historically there have been few bidders on the Maintenance Gravel Tender. To give Council a more complete picture of pricing trends for maintenance gravel, an analysis was carried out on the historical costs as follows:

Historical gravel costs per tonne							
2018	2019	2020	2021	2022	2023	2024	2025
\$9.20	\$10.90	\$11.75	\$11.90	\$12.95	\$13.50	\$15.73	\$15.81

There are no legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None

Respectfully submitted,

Shane Timmermans, Transportation Services Manager

Report Approval Details

Document Title:	TSD02-2025 - Tender Results - 2025 Provision of Crushed Granular "M" for Road Maintenance and Shoulder Gravel.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 21, 2025 - 3:02 PM

Alex Wolfe - Feb 21, 2025 - 3:36 PM

Erin Moore - Feb 24, 2025 - 9:31 AM

Rebekah Msuya-Collison - Feb 25, 2025 - 12:46 PM



Staff Report to Council

Report From: Shane Timmermans, Transportation Services Manager

Meeting Date: March 3 2025

Report: TSD- 03-2025

Tender Results - 2025 Supply and Application of Dust Suppressant on Gravel Roads

Recommendation

That South Huron Council receives Staff Report TSD-03-2025 Supply and Application of Dust Suppressant on Gravel Roads; and

That South Huron Council accepts the tender received from the low bidder, Ademar Dust and Ice Control Limited and authorizes the award of a contract for Supply and Application of Dust Suppressant on Gravel Roads in the amount of \$154,448.00 (excluding HST).

Report Overview

Purpose of Report	For approval
Council Priority Alignment	Infrastructure Investment/Asset Management Plan
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Erin Moore, Acting Financial Services Director/Treasurer Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- The report outlines the bids received for Dust Control for the 2025 season.
- Four tenders were received for the application for Dust Control.

Context and Background

The tender for 2025 Supply and Application of Dust Suppressant on Gravel Roads was advertised on the Bids & Tenders on January 15, 2025.

Tenders closed on February 12, 2025, at 2:00pm and four (4) tenders were received by the Municipality. The tenders were opened by Katie Rowe, Asset Management Analyst via Zoom and witnessed by Mannat Kaur, Financial Analyst, Mayor George Finch, Shane Timmermans, Manager of Transportation Service, and Don Giberson, General Manager of Infrastructure and Development. Tender receiving/opening were conducted electronically through Bids & Tenders in accordance with Procurement By-law.

The following are the tender results:

	Contractor	Price (Excluding HST)	HST	Total Cost (Including HST)
1	Ademar Dust and Ice Control Limited	\$154,448.00	\$20,078.24	\$174,526.24
2	552976 Ontario Limited	\$156,016.00	\$20,282.08	\$ 176,298.08
3	Pollard Distribution Inc	\$156,114.00	\$20,294.82	\$176,408.82
4	Da-Lee Dust Control Ltd	\$229,029.92	\$29,773.89	\$ 258,803.81

All tenders received were checked and found to be complete and in conformance with the specifications.

Discussion and Staff Recommendation(s)

Staff recommend Council award the tender to Ademar Dust and Ice Control Limited.

Impact Analysis

The cost associated with the 2025 tender for the supply and application of dust suppressant on gravel roads is included in the 2025 Transportation Services Operating Budget.

The amount within the Transportation Services Operating budget for unpaved road maintenance (gravel and dust control) is \$695,971. Of that amount, \$174,350 was allocated for the supply and application of dust suppressants on gravel roads.

The following is a summary of the financial analysis:

FINANCIAL ANALYSIS SUMMARY	
	Total
Supply of 392 flake tonnes of CL2 Composite for Dust Control	\$154,448.00
Non-recoverable HST	<u>\$2,745.88</u>
TOTAL	\$157,166.28
Approved Budget for 2025 Dust Control	\$174,350.00
Net Difference Approved Budget vs Tender Cost	\$17,183.72

Historically there have been few bidders on the Dust Suppressant tender. To give Council a more complete picture of pricing trends for dust suppressants, an analysis was carried out on the historical costs as follows:

Historical Dust Suppressant costs per flake tonne						
2019	2020	2021	2022	2023	2024	2025
\$218.00	\$212.16	\$268.00	\$311.89	\$407.00	\$398.00	\$395.00

There are no legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None

Respectfully submitted,

Shane Timmermans, Transportation Services Manager

Report Approval Details

Document Title:	TSD03-2025 - Tender Results - 2025 Supply and Application of Dust Suppressant on Gravel Roads.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 21, 2025 - 3:06 PM

Alex Wolfe - Feb 21, 2025 - 3:46 PM

Erin Moore - Feb 21, 2025 - 4:18 PM

Rebekah Msuya-Collison - Feb 25, 2025 - 11:57 AM



Staff Report to Council

Report From: Shane Timmermans, Transportation Services Manager

Meeting Date: March 3 2025

Report: TSD- 04-2025

Tender results for Resurfacing Corbett Line and Huron Street West

Recommendation

That South Huron Council receives Staff Report TSD-04-2025 Tender results for resurfacing Corbett Line between Crediton Road to Mount Carmel Drive and Huron Street West from Airport Line to town boundary; and

That South Huron Council accepts the tender received from the low bidder J-AAR Excavating Limited for resurfacing Corbett Line and Huron Street West in the amount of \$635,780.00 (excluding HST).

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Infrastructure Investment/Asset Management Plan
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Erin Moore, Acting Financial Services Director/Treasurer Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- The report outlines the bids received for the 2025 Capital resurfacing projects.

Context and Background

The tender for 2025 resurfacing was advertised on the Bids & Tenders on January 15, 2025.

Tenders closed on February 12, 2025, at 2:00pm and seven (7) tenders were received by the Municipality. The tenders were opened by Katie Rowe, Asset Management Analyst via Zoom and witnessed by Mannat Kaur, Financial Analyst, Mayor George Finch, Shane Timmermans, Manager of Transportation Service, and Don Giberson, General Manager of Infrastructure and Development. Tender receiving/opening were conducted electronically through Bids & Tenders in accordance with Procurement By-law.

The following are the tender results:

	Contractor	Price (Excluding HST)	HST	Total Cost (Including HST)
1	J-AAR Excavating Limited	\$635,780.00	\$82,651.40	\$718,431.40
2	Lavis Contracting Co. Limited	\$695,633.98	\$90,432.42	\$786,066.40
3	GIP Paving Inc.	\$723,154.20	\$94,010.05	\$817,164.25
4	Dufferin Construction Company	\$750,604.00	\$97,578.52	\$848,182.52
5	Armstrong Paving & Materials Group	\$768,238.96	\$99,871.06	\$868,110.02
6	D Rock Paving	\$840,193.00	\$109,225.09	\$949,418.09
7	Brantco Construction	\$850,817.00	\$110,606.21	\$961,423.21

All tenders received were checked and found to be complete and in conformance with the specifications.

Discussion and Staff Recommendation(s)

Staff recommend that Council award the tender to J-AAR Excavating Limited.

Impact Analysis

A financial analysis of the tender received from the low bidder was carried out and is summarized as follows:

FINANCIAL ANALYSIS SUMMARY	
	Total
Corbett Line Resurfacing	\$497,720.00
Huron Street West Resurfacing	\$138,060.00
3000 tonne for shoulder gravel	<u>\$47,430.00</u>
Subtotal (Construction Costs)	\$683,210.00
Non-recoverable HST	<u>\$12,024.50</u>
TOTAL	\$695,234.50
Approved Budget for Corbett Line Resurfacing	\$634,728.00
Approved Budget for Huron Street West Resurfacing	<u>\$158,681.00</u>
Subtotal	\$793,409.00
Net Difference Approved Budget vs Tender Cost	\$98,174.50

The total tendered cost, including non-recoverable HST, is within the total amount for the approved 2025 Capital Budgets. The tendered cost for Corbett Line (including shoulder gravel and non-recoverable HST) is \$88,027.49 under budget. The tender cost for Huron Street West (including shoulder gravel and non-recoverable HST) is \$10,147.02 under budget.

	Approved Budget	Tendered Cost	Shoulder Gravel	Net Difference
		(including non-recoverable HST)	(including non-recoverable HST)	(Budget vs Tender)
Corbett Line	\$634,728.00	\$506,479.87	\$40,220.64	\$88,027.49
Huron Street West	<u>\$158,681.00</u>	\$140,489.86	<u>\$8,044.13</u>	<u>\$10,147.02</u>
	\$793,409.00	\$646,969.73	\$48,264.77	\$98,174.50

There are no legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None.

Respectfully submitted,

Shane Timmermans, Transportation Services Manager

Report Approval Details

Document Title:	TSD-04-2025 - Tender results for Resurfacing Corbett Line and Huron Street West.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 21, 2025 - 2:59 PM

Alex Wolfe - Feb 21, 2025 - 4:01 PM

Erin Moore - Feb 21, 2025 - 4:14 PM

Rebekah Msuya-Collison - Feb 25, 2025 - 12:07 PM



Staff Report to Council

Report From: Shane Timmermans, Transportation Services Manager

Meeting Date: March 3 2025

Report: TSD- 05-2025

Tender Results for Replacement of One-Ton Truck with Aluminum Dump Box – Budget Amendment

Recommendation

That South Huron Council receives Staff Report TSD-05-2025 Tender Results for Replacement of One-Ton Truck with Aluminum Dump Box – Budget Amendment; and

That South Huron Council accepts the tender received from the low bidder Downtown Autogroup and authorizes the award of a contract for the Replacement of One-Ton Truck with Aluminum Dump Box in the amount of \$102,586.00 (excluding HST); and

That South Huron Council approves an “Amendment to the Budget” to increase the capital budget for the replacement of a One-Ton Truck with Aluminum Dump Box from \$101,760.00 to \$104,391.51; and

That South Huron Council authorizes the use of the transportation capital reserve in the amount of \$2,631.51 to fund the project due to unforeseeable price increases.

Report Overview

Purpose of Report	For approval
Council Priority Alignment	Infrastructure Investment/Asset Management Plan
Consultations	Rebekah Msuya-Collison, Chief Administrative Officer/Deputy Clerk Erin Moore, Acting Financial Services Director/Treasurer Don Giberson, Infrastructure & Development General Manager
Attachment(s) to Report	None.

Report Highlights

- The report outlines the bids received for the replacement of #137 one-ton truck

Context and Background

The tender for 2025 Supply and delivery of a One Ton truck with an Aluminum dump box was advertised on the Bids & Tenders on January 15, 2025.

Tenders closed on February 12, 2025, at 2:00 pm and five (5) tenders were received by the Municipality. The tenders were opened by Katie Rowe, Asset Management Analyst via Zoom and witnessed by Mannat Kaur, Financial Analyst, Mayor George Finch, Shane Timmermans, Manager of Transportation Services, and Don Giberson, General Manager of Infrastructure and Development. Tender receiving/opening were conducted electronically through Bids & Tenders in accordance with the Procurement By-law.

It has been assured by the dealership that the tender price will be locked, and tariffs will not affect the pricing.

The following are the tender results:

One-Ton Truck with Aluminum box					
	Bidder	Make	Price (excluding HST)	HST	Total Price
1	Downtown Autogroup	Ford	\$102,586.00	\$13,336.18	\$115,922.18
2	Trillium Ford Lincoln LTD	Ford	\$104,974.00	\$13,646.62	\$118,620.62
3	Woodstock Ford	Ford	\$105,690.00	\$13,739.70	\$119,429.70
4	Jim Wilson Chevrolet Buick GMC Inc	Chevrolet	\$108,100.00	\$14,053.00	\$122,153.00
5	Blue Mountain Chrysler LTD	Dodge	\$115,448.00	\$15,008.24	\$130,456.24

All tenders received were checked and found to be complete and in conformance with the specifications.

Discussion and Staff Recommendation(s)

Staff recommend that Council award the tender to Downtown Autogroup.

Impact Analysis

A financial analysis of the tender received from the low bidder was carried out and is summarized as follows:

FINANCIAL ANALYSIS SUMMARY	
	Total
Supply and Delivery of One Ton Truck with Aluminum box	\$102,586.00
Non-recoverable HST	<u>\$1,805.51</u>
TOTAL	\$104,391.51
Approved 2025 Budget	<u>\$101,760.00</u>
Net Difference Approved Budget vs Tender	-\$2,631.51

The tender cost and non-recoverable HST is more than the approved budget for the project. Staff are proposing to use the transportation capital reserve to fund the shortfall.

There are no legal, operational or community impacts as a result of the recommendation in this report.

Linkages

- None

Respectfully submitted,

Shane Timmermans, Transportation Services Manager

Report Approval Details

Document Title:	TSD-05-2025 -Tender Results for Replacement of One-Ton Truck with Aluminum Dump Box - Budget Amendment.docx
Attachments:	
Final Approval Date:	Feb 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Don Giberson - Feb 21, 2025 - 3:08 PM

Alex Wolfe - Feb 21, 2025 - 4:18 PM

Erin Moore - Feb 24, 2025 - 9:29 AM

Rebekah Msuya-Collison - Feb 27, 2025 - 11:54 AM



Staff Report to Council

Report From: Don Giberson, Infrastructure & Development General
Manager

Meeting Date: March 3 2025

Report: ID- 01-2025
Tender Results for Victoria Street East Reconstruction

Recommendation

That South Huron Council receives Staff Report ID01 – 2025; Tender Results for Victoria Avenue east Reconstruction; and

That South Huron Council accept the tender from the low bidder Omega Contractors Inc. and authorize award of a contract for the Victoria Street East Reconstruction in the amount of \$2,131,805.50 (including HST).

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Infrastructure Investment/Asset Management Plan Community Safety and Well-Being
Consultations	Erin Moore, Acting Financial Services Director/Treasurer Shane Timmermans, Transportation Services Manager Alyssa Keller, Environmental Services Manager Amanda Johnston, Community Services Manager
Attachment(s) to Report	GEI Consultants, Tender recommendation letter

Report Highlights

- The Victoria Street East Reconstruction project was approved in the 2025 Capital Budget. A request for tender closed on February 12, 2025 and Staff are recommending award of a contract to the low bidder.

Context and Background

The tender for Victoria Street East Reconstruction was posted on Bids & Tenders on January 15, 2025.

The tender closed on February 12, 2025, at 2:00pm and eight (8) tenders were received. This was a fully digital tender, and the tender opening was virtual via Zoom and was recorded for transparency.

After the prescribed closing time, all tenders were downloaded from Bids&tenders secure web site and opened by Katie Rowe, Asset Management Analyst – Financial Services. The tender opening was witnessed virtually via Zoom utilizing screen sharing, by Mayor, George Finch; Mannat Kaur, Financial Analyst; Alyssa Keller, Manager of Environmental Services; Shane Timmermans, Manager of Transportation Services; Don Giberson, General Manager of Infrastructure and Development; and Brad Walt, GEI Consultants.

The following are the tender results:

Tender Results - as received				
	Contractor	Price (Excluding HST)	HST	Total Cost (Including HST)
1	Omega Contractors Inc	\$1,886,553.54	\$245,251.96	\$2,131,805.50
2	Van Bree Drainage and Bulldozing Ltd.	\$1,941,475.33	\$252,391.79	\$2,193,867.12
3	Birnam Excavating Ltd	\$1,971,022.88	\$256,232.97	\$2,227,255.85
4	GHN Group	\$1,990,832.97	\$258,808.29	\$2,249,641.26
5	Schouton Excavating	\$2,070,755.95	\$269,198.25	\$2,339,954.20
6	Bluecon Construction	\$2,300,884.96	\$299,115.04	\$2,600,000.00
7	Elgin Construction	\$2,619,037.69	\$340,474.90	\$2,959,512.59
8	Lavis Contracting Co. Limited	\$2,667,708.30	\$346,802.08	\$3,014,510.38

Tender Results - as reviewed / corrected				
	Contractor	Price (Excluding HST)	HST	Total Cost (Including HST)
1	Omega Contractors Inc	\$1,886,553.54	\$245,251.96	\$2,131,805.50
2	Van Bree Drainage and Bulldozing Ltd.	\$1,947,674.78	\$253,197.72	\$2,200,872.50
3	Birnam Excavating Ltd	\$1,973,124.48	\$256,506.18	\$2,229,630.67
4	GHN Group	\$1,990,832.97	\$258,808.29	\$2,249,641.26
5	Bluecon Construction	\$2,301,158.96	\$299,150.66	\$2,600,309.62
6	Elgin Construction	\$2,619,037.69	\$340,474.90	\$2,959,512.59
7	Lavis Contracting Co. Limited	\$2,667,708.30	\$346,802.08	\$3,014,510.38

All tenders were reviewed for completeness, mathematical errors, and conformance with specifications of the tender. The tender submitted by Schouton Excavating was not signed and therefore rejected as per Appendix "B" of the Procurement of Goods and Services Policy and By-law. Tenders submitted by Van Bree Drainage, Birnam Excavating Ltd, and Bluecon Construction contained minor mathematical errors. However, the corrected totals did not change the ranking of the bidders.

Discussion and Staff Recommendation(s)

Staff recommend that the tender be accepted from the low bidder, Omega Contractors, and that a contract be awarded in the amount of \$2,131,805.50 (including HST).

Impact Analysis

Financial analysis of the tender received from the low bidder was carried out and is summarized as follows:

Victoria Street East Reconstruction - 2025					
	Sanitary	Watermain	Storm	Road	TOTAL
Mobilization	\$ 23,148.39	\$ 15,432.26	\$ 19,290.32	\$ 19,290.32	\$ 77,161.29
Removals	\$ 13,948.47	\$ 9,298.98	\$ 11,623.72	\$ 11,623.72	\$ 46,494.89
Sanitary sewers	\$ 277,426.04	\$ -	\$ -	\$ -	\$ 277,426.04
Watermain	\$ -	\$ 295,716.04	\$ -	\$ -	\$ 295,716.04
Storm Sewer	\$ -	\$ -	\$ 196,397.16	\$ -	\$ 196,397.16
Road Restoration Costs	\$ 184,889.34	\$ 122,928.69	\$ 163,352.37	\$ 195,936.73	\$ 667,107.13
Provisional & Contingency	\$ 75,991.46	\$ 50,496.64	\$ 65,254.55	\$ 62,254.55	\$ 253,997.20
Subtotal	\$ 575,403.69	\$ 493,872.61	\$ 455,918.13	\$ 289,105.33	\$ 1,814,299.75
Engineering	\$ 32,340.00	\$ 21,560.00	\$ 26,950.00	\$ 26,950.00	\$ 107,800.00
Geotechnical (estimate)	\$ 1,800.00	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00
Subtotal	\$ 609,543.69	\$ 516,632.61	\$ 484,368.13	\$ 317,555.33	\$ 1,928,099.75
Non-recoverable HST	\$ 10,727.97	\$ 9,092.73	\$ 8,524.88	\$ 5,588.97	\$ 33,934.56
Total	\$ 620,271.66	\$ 525,725.34	\$ 492,893.01	\$ 323,144.30	\$ 1,962,034.31
2025 Capital Budgets	\$ 682,612.00	\$ 667,651.00	\$ 602,148.00	\$ 352,057.00	\$ 2,304,468.00
Net Difference	\$ 62,340.34	\$ 141,925.66	\$ 109,254.99	\$ 28,912.70	\$ 342,433.69

The total cost for the sanitary sewer, watermains, storm sewers and road components of the project, including tendered construction costs, engineering and non-recoverable HST are within the amounts in the approved Capital Budget.

Please note that all costs associated with the 2026 surface asphalt on Victoria Avenue East are excluded from this analysis and are included in the draft 2026 Capital Budget. These future costs are summarized as follows:

Victoria Street East Reconstruction - 2026 Top Asphalt					
	Sanitary	Watermain	Storm	Road	TOTAL
Road Restoration Costs	\$ 22,114.10	\$ 14,081.00	\$ 18,227.64	\$ 17,831.05	\$ 72,253.79
Provisional & Contingency	\$ 1,500.00	\$ 1,000.00	\$ 1,250.00	\$ 1,250.00	\$ 5,000.00
Engineering (estimate)	\$ 1,800.00	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00
Geotechnical (estimate)	\$ 300.00	\$ 200.00	\$ 250.00	\$ 250.00	\$ 1,000.00
Subtotal	\$ 25,714.10	\$ 16,481.00	\$ 21,227.64	\$ 20,831.05	\$ 84,253.79
Non-recoverable HST	\$ 452.57	\$ 290.07	\$ 373.61	\$ 366.63	\$ 1,482.87
TOTAL	\$ 26,166.67	\$ 16,771.07	\$ 21,601.25	\$ 21,197.68	\$ 85,736.66
2026 DRAFT Capital Budgets	\$ 30,660.29	\$ 20,168.83	\$ 24,600.48	\$ 24,600.48	\$ 100,030.08
Net Difference	\$ 4,493.62	\$ 3,397.77	\$ 2,999.23	\$ 3,402.80	\$ 14,293.42

Legal Impact:

There are no legal implications for the Corporation resulting from the proposed recommendation.

Community Impact:

This is an invasive project that will impact the residents and businesses in the reconstruction area. There is also an elementary school on Victoria Avenue East and special considerations have been incorporated into the project to ensure school safety, including construction sequencing to consider the summer school closure and relocating the school bus drop off/loading area to a safer location.

An improved pedestrian crossover has been incorporated into the project at the entrance to the South Huron Recreation Centre to enhance public safety.

Communication:

A Public Open House will be held prior to construction to provide information and respond to questions/concerns. Personal notices will be provided to all directly impacted residents and businesses, in advance of construction. The Exeter Elementary School and Relouw Early Childhood Learning Centre are of particular concern and in addition to any discussions during the design phase, individual meetings will take place prior to construction, to address their specific concerns.

Due to the invasive nature of this project, an enhanced communication plan has been developed that involves the creation of a project page on the Municipal Web Site, with construction information, contacts and weekly project updates.

Linkages

- [Approved 2025 Capital Budget](#)
- [2024 Asset Management Plan](#)

Respectfully submitted,

Don Giberson, Infrastructure & Development General Manager

Report Approval Details

Document Title:	ID01-2025 - Tender Results for Victoria Street Reconstruction.docx
Attachments:	- 2401944 Tender Recommendation Letter 2025-02-14.pdf
Final Approval Date:	Feb 26, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Feb 26, 2025 - 8:40 AM

Erin Moore - Feb 26, 2025 - 8:57 AM

Rebekah Msuya-Collison - Feb 26, 2025 - 9:10 AM



February 14, 2025
Our File: 2401944

Municipality of South Huron
322 Main Street South
Exeter, ON N0M 1S6

Attention: Mr. Don Giberson
General Manager of Infrastructure and Development

Re: Victoria Street East Reconstruction, Exeter
Tender Results

Dear Mr. Giberson:

This letter is to confirm the results of the tender opening held on Wednesday, February 12th, 2025 for the above noted project.

The tender period officially closed at 2:00pm, and bids were opened at the Municipality office shortly after. In all, 8 bids were received.

Results of the tender are as follows:

Bidder	Subtotal	HST	Total Price
1. Omega Contractors Inc. 4104 Breck Avenue London, ON N6L 1B5 Tel. (519) 652-6188 Email: chrisd@omegacontractors.ca	\$1,886,553.54	\$245,251.96	\$2,131,805.50
2. Van Bree Drainage and Bulldozing Ltd. 7074 Nauvoo Road Warwick Township, ON N0N 1J4 Tel. (519) 828-3641 Email: pvanbree@vanbree.ca	\$1,941,475.33 \$1,947,674.77	\$252,391.79 \$253,197.72	\$2,193,867.12 \$2,200,872.49
3. Birnam Excavating Ltd. 7902 Birnam Line Arkona, ON N0M 1B0 Tel. (519) 828-3449 Email: estimating@birnam.ca	\$1,971,022.88 \$1,973,124.68	\$256,232.97 \$256,506.21	\$2,227,255.85 \$2,229,630.89
4. ghn Infrastructure Inc. 22046 Adelaide Road Mount Brydges, ON N0L 1W0 Tel. (519) 264-1555 Email: darcy@ghngroup.ca	\$1,990,832.97	\$258,808.29	\$2,249,641.26
5. Schouten Excavating Inc. 7908 Jariott Street Watford, ON N0M 2S0 Tel. (519) 678-4715 Email: estimating@schouten.ca	\$2,070,755.95 \$2,033,039.65	\$269,198.25 \$264,295.15	\$2,339,954.20 \$2,297,334.80



Bidder	Subtotal	HST	Total Price
6. Blue-Con Construction 1995 Crumlin Side Road London, ON N5V 3B8 Tel. (519) 659-2400 Email: bjasek@bluecon.on.ca	\$2,300,884.96 \$2,301,158.96	\$299,115.04 \$299,150.66	\$2,600,000.00 \$2,600,309.62
7. Elgin Construction Company Ltd. 140 Burwell Road St. Thomas, ON N5P 3R8 Tel. (519) 631-5041 Email: brad@elginconstruction.net	\$2,619,037.69	\$340,474.90	\$2,959,512.59
8. Lavis Contracting Co. Ltd. 37462a Huron Road Clinton, ON N0M 1L0 Tel: (519) 482-3694 Email: jmorley@lavis.ca	\$2,667,708.30	\$346,802.08	\$3,014,510.38

All tender prices include provisional items, and a total lump sum contingency fund of \$200,000.00.

All tenders have been checked for errors, omissions, qualifications and obvious imbalances. All offers were accompanied with appropriate Bid Bonds and Agreements to Bond.

Minor mathematical and transferring errors were found in the submissions by Van Bree Drainage and Bulldozing Ltd., Birnam Excavating Ltd., Schouten Excavating Inc. and Blue-Con Construction. The revised tender price for all of these submissions has no effect on the ranking of the bids. It was also noted that the tender form submitted by Schouten Excavating Inc. was not dated, signed or sealed.

Omega Contractors Inc.'s price of \$2,131,805.50 (incl. HST), the low tender price, is \$455,579.23 (17.61%) lower than the Engineer's estimate of \$2,587,384.73 (incl. HST) and \$69,066.99 (3.14%) lower than the second bidder.

Omega Contractors Inc. is a competent firm who has successfully completed similar projects. **Based on the above, we recommend that the contract for this work be awarded to the low bidder, Omega Contractors Inc.**

Upon Council's award we are available to assist the Municipality in preparing the Contract Documents for execution and arranging a preconstruction meeting.

Please contact our office should you have any comments or questions regarding the above, or wish to discuss this matter in more detail.

Yours truly,

GEI CONSULTANTS CANADA LTD.
Per

A handwritten signature in blue ink that reads "Brad Walt".

Brad Walt, C.E.T.
Encl.



Staff Report to Council

Report From: Erin Moore, Acting Financial Services Director/Treasurer

Meeting Date: March 3 2025

Report: FIN- 02-2025

2024 Annual Report Planning Act Fees (Section 42)

Recommendation

That South Huron Council receives Staff Report FIN02-2025 - 2024 Annual Report Planning Act Fees (Section 42), for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Planning For and Managing Sustainable Growth
Consultations	Mike Rolph, Building and Planning Services Director/Chief Building Official
Attachment(s) to Report	2024 Planning Act Fees – Treasurer’s Annual Statement

Report Highlights

- Parkland fees as defined under Section 42 have been collected and maintained in a separate reserve fund. The attached annual statement provides the transactions for this fund for the 2024 fiscal year as defined under the regulation. There were no funds used in 2024, therefore the detailed information statement identified under O.Reg 509/20 Section 7 (2) and (3) is not required.

Context and Background

The *Planning Act*, Subsection 42 (17) provides that a Council of a municipality that passes a by-law shall provide the prescribed reports and information to the

prescribed persons or classes of persons at such times, in such manner and in accordance with such other requirements as may be prescribed.

Section 7 of O.Reg 509/20 prescribes that the following information shall be provided to the public each year in respect of the preceding year;

1. Statements of the opening and closing balances of the special account and of the transactions relating to the account.
2. In respect of the special account referred to in subsection 37 (45) of the Act, statements identifying,
 - i. Facilities, services and matters acquired during the year with funds from the special account,
 - ii. Details of the amounts spent, and
 - iii. For each facility, service or matter mentioned in subparagraph I, the manner in which any capital cost not funded from the special account was or will be funded.
3. In respect of the special account referred to in subsection 42 (15) of the Act, statements identifying,
 - i. Land and machinery acquired during the year with funds from the special account,
 - ii. Buildings erected, improved or repaired during the year with funds from the special account,
 - iii. Details of the amounts spent, and
 - iv. For each asset mentioned in subparagraphs I and ii, the manner in which any capital cost not funded from the special account was or will be funded.
4. The amount of money borrowed from the special account and the purpose for which it was borrowed
5. The amount of interest accrued on any money borrowed from the special account.

The annual statement will be made available to the public by posting on our municipal website and a hard copy will be provided at no charge to anyone who requests one.

Parkland fees as defined under Section 42 have been collected and maintained in a separate reserve fund. The attached annual statement provides the transactions for this fund for the 2024 fiscal year as defined under the regulation. There were no funds used in 2024, therefore the detailed information statement identified under O.Reg 509/20 Section 7 (2) and (3) is not required.

Discussion and Staff Recommendation(s)

As this report is being presented for information purposes only, no alternatives or discussion points are presented.

Impact Analysis

There are no financial, legal, operational or community impacts as a result of the recommendation in this report.

As required under Section 42, the annual statement will be made available to the public by posting on our municipal website and a hard copy will be provided at no charge to anyone who requests one.

Linkages

- [O. Regulation 509/20](#)
- [Planning Act, R.S.O. 1990](#)

Respectfully submitted,

Erin Moore, Acting Financial Services Director/Treasurer

Report Approval Details

Document Title:	FIN02-2025 - 2024 Annual Report Planning Act Fees (Section 42).docx
Attachments:	- 2024 Planning Act Fees - Treasurers Annual Statement.pdf
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Feb 18, 2025 - 9:27 AM

Rebekah Msuya-Collison - Feb 25, 2025 - 11:26 AM

Annual Statement

Parkland Fees

Municipality of South Huron, for the Period January 1 to December 31, 2024. Planning Act, Section 42

Details	Amount
Opening Balance as of January 1, 2024	\$221,940.29
Plus: (Revenue Income)	
Fees Collected	\$5,129.02
Interest Earned	\$15,485.24
Subtotal	\$242,554.55
Less: (Amounts Out)	
Amount Transferred to Capital	\$0.00
Subtotal	\$0.00
Closing Balance as of December 31, 2024	\$242,554.55



Staff Report to Council

Report From: Erin Moore, Acting Financial Services Director/Treasurer

Meeting Date: March 3 2025

Report: FIN- 03-2025
Annual Report on Lease Financing Agreements

Recommendation

That South Huron Council receives Staff Report FIN03-2025 - Annual Report on Lease Financing Agreements for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Not Applicable
Consultations	None.
Attachment(s) to Report	None.

Report Highlights

- The annual cost of lease financing agreements for the Municipality of South Huron is \$3,315

Context and Background

Lease financing agreements represent long-term commitments of the municipality beyond the term of Council. It is a requirement pursuant to Section 11 of the *Ontario Regulation 653/05* that, at least once a year, the Treasurer report to Council on lease financing agreements.

Further, Section 10 of the *Ontario Regulation 653/05* requires municipalities to undergo a detailed review of all lease financing agreements prior to any new

agreements. The regulation is meant to deal with lease financing agreements that have a material impact for the municipality. Appendix "C" of South Huron's procurement policy has defined material as **"an individual financing lease with annual payments in excess of \$10,000.00"**.

As outlined below, the active lease financing agreements that the Municipality has at the end of 2024 are non-material in nature.

Description of Lease	Units	Annual Lease Cost	Full Term Cost	Balance of Lease Remaining Cost
Mailing/Postage Machine	1	\$3,315	\$18,234	\$3,592
Total Lease Financing Agreements	1	\$3,315	\$18,234	\$3,592

Discussion and Staff Recommendation(s)

As this report is being presented for information purposes only, no alternatives are presented.

Impact Analysis

The annual cost of lease financing agreements for the Municipality of South Huron is \$3,315. The lease agreement for the mailing/postage machine was renewed in 2020 and the expiry date for the current agreement is January 2026. The remaining balance of the payments is \$3,592.

The liability for all lease financing agreements is detailed in the table above. The remaining balance of the lease payments as a percentage of the Municipality's long-term debt including leases is .017% at the end of 2024.

It is the opinion of the Treasurer that the lease financing agreement listed above is non-material to the Corporation and has been made in accordance with the Municipality's lease financing policy.

There are no legal or staffing implications for the Corporation resulting from the proposed recommendation in this report.

Linkages

- [Procurement of Goods & Service Policy](#)

- [O. Reg. 653/05: Debt-related Financial Instruments and Financial Agreements](#)

Respectfully submitted,

Erin Moore, Acting Financial Services Director/Treasurer

Report Approval Details

Document Title:	FIN03-2025 - Annual Report on Lease Financing Agreements.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Feb 18, 2025 - 9:59 AM

Rebekah Msuya-Collison - Feb 25, 2025 - 11:33 AM



Staff Report to Council

Report From: Erin Moore, Acting Financial Services Director/Treasurer

Meeting Date: March 3 2025

Report: FIN- 04-2025
2024 Statement of Remuneration and Expenses

Recommendation

That South Huron Council receives Staff Report FIN04-2025 - 2024 Statement of Remuneration and Expenses, for information.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Not Applicable
Consultations	None.
Attachment(s) to Report	Schedule A – FIN04-2025 2024 Statement of Remuneration and Expenses Consolidated Remuneration By-Law 59-2013 as amended

Report Highlights

- Annual report on Council and Police Services Board Members remuneration and expenses

Context and Background

Under Section 284 (1) of the Municipal Act the Treasurer shall in each year on or before March 31 provide to the Council of the municipality a statement on the remuneration and expenses (Schedule A) paid in the previous year to,

- (a) Each member of Council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by Council or on which the member holds office by virtue of being a member of Council;
- (b) Each member of Council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) Each person, other than a member of Council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.

Despite the Municipal Freedom of Information and Protection of Privacy Act, statements provided are public records.

Discussion and Staff Recommendation(s)

As this report is being presented for information purposes only, no alternatives or discussion pointed are presented.

The *Police Services Act*, R.S.O. 1990 was repealed on April 1, 2024, and with it South Huron's Police Service Board was dissolved. The *Community Safety and Policy Act*, 2019 provides for a regional detachment board. The Huron OPP Detachment Board is County-wide with its own remuneration bylaw. The Statement of Remuneration attached to this report includes expenses incurred by South Huron's local Police Service Board until it dissolved April 1, 2024.

Impact Analysis

The overall 2024 Council and Police Service Board Members remuneration and expenses are within the 2024 approved budget.

There are no legal, operational, or staffing implications for the Corporation resulting from the proposed recommendation.

Linkages

- [Municipal Act, 2001, Section 284](#)
- [2024 Approved Budget](#)

Respectfully submitted,

Erin Moore, Acting Financial Services Director/Treasurer

Report Approval Details

Document Title:	FIN04-2025 - 2024 Statement of Remuneration and Expenses.docx
Attachments:	- Consolidated Remuneration By-Law 59-2013 as amended.pdf - Sch A - FIN04-2025 2024 Statement of Remuneration and Expenses.pdf
Final Approval Date:	Feb 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Alex Wolfe - Feb 25, 2025 - 1:17 PM

Rebekah Msuya-Collison - Feb 27, 2025 - 11:52 AM

The Corporation of the Municipality of South

Huron By-Law 59-2013

**To provide for Remuneration and Expenses of members of
Council, Committees, Local Boards, and other officials**

**Office Consolidation of By-Laws 59-2013, 38-2016, 29-2021 and rescinding By-Law 47-
2010**

This by-law is printed under and by authority
of the Council of the Municipality of South Huron

Disclaimer:

The following consolidation is an electronic reproduction made available for information only. It is not an official version of the by-law. The format may be different, and plans, pictures, other graphics or text may be missing or altered. The Municipality of South Huron does not warrant the accuracy of this electronic version. This consolidation cannot be distributed or used for commercial purposes. It may be used for other purposes only if you repeat this disclaimer and the notice of copyright. Official versions of all by-laws can be obtained from the Clerk's Department by calling 519-235-0310.

The Corporation of The Municipality of South Huron By-Law #59-2013

“To provide for Remuneration and Expenses of members of Council, Committees, Local Boards, and other officials and to Repeal By-law 47-2010”

WHEREAS the *Municipal Act*, S.O. 2001, c. 25, as amended, provides under Section 283 that a Municipality may pay any part of the remuneration and expenses of the members of its Council and members of any local board of the Municipality and of the officers and employees of the local board;

AND WHEREAS Council passed By-Law 47-2010 outlining the remuneration and expenses for members of Council and Council now deems it expedient to repeal that By-law and adopt a new Remuneration Policy for elected officials for the current and next term of Council;

Whereas Schedule “A” to By-Law #59-2013 sets out remuneration for the Council for the Municipality of South Huron; and

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Municipality of South Huron ENACTS as follows:

1. THAT the Remuneration and Expenses as set out in Schedule A attached to and form part of this By-Law are hereby adopted.
2. THAT By-Law 47-2010 is hereby repealed.
3. THAT this By-Law shall come into force and take full effect on its date of final passing.

SCHEDULE A to By-Law #59 - 2013

SECTION 1 COUNCIL REMUNERATION

2018 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 26,124	\$ 5,225	\$ 31,349
Deputy Mayor	\$ 20,899	\$ 4,180	\$ 25,079
Councillor @ 5	\$ 16,719	\$ 3,135	\$ 19,854
TOTAL	\$ 130,619	\$ 25,079	\$ 155,698

2019 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 28,885	\$ 5,225	\$ 34,110
Deputy Mayor	\$ 23,415	\$ 4,180	\$ 27,595
Councillor @ 5	\$ 18,197	\$ 3,135	\$ 21,332
TOTAL	\$ 143,285	\$ 25,080	\$ 168,365

2019 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 29,520	\$ 5,340	\$ 34,860
Deputy Mayor	\$ 23,930	\$ 4,272	\$ 28,202
Councillor @ 5	\$ 18,597	\$ 3,204	\$ 21,801
TOTAL	\$ 146,437	\$ 25,632	\$ 172,069

2020 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 30,081	\$ 5,441	\$ 35,523
Deputy Mayor	\$ 24,385	\$ 4,353	\$ 28,738
Councillor @ 5	\$ 18,951	\$ 3,265	\$ 22,216
TOTAL	\$ 149,220	\$ 26,119	\$ 175,338

2021 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 30,232	\$ 5,469	\$ 35,700
Deputy Mayor	\$ 24,507	\$ 4,375	\$ 28,882
Councillor @ 5	\$ 19,045	\$ 3,281	\$ 22,327
TOTAL	\$ 149,966	\$ 26,249	\$ 176,215

2022 Remuneration			
Council Member	General Stipend	Committee Stipend	Total
Mayor	\$ 31,562	\$ 5,709	\$ 37,271
Deputy Mayor	\$ 25,585	\$ 4,567	\$ 30,152
Councillor @ 5	\$ 19,883	\$ 3,426	\$ 23,309
TOTAL	\$ 156,564	\$ 27,404	\$ 183,968

For 2016 and onward, Council remuneration will be adjusted by Council, considering the annual increase provided to full-time staff (see Section 2-5 below).

***For previous Council remuneration contact the Clerk**

SECTION 2 COUNCIL STIPENDS & ALLOWABLE EXPENSES

1. The General and Committee stipends will be paid, based on a minimum annual attendance requirement of 40 Council and Committee meetings.
2. Council will make any decisions regarding any reduction to Council member stipends, and provide direction to the CAO, which will be recorded in Council's annual statement of expenses.
3. Allowable expenses will include the following items, based on receipts, or in the case of meals, confirmation of attendance at a meeting or conference outside the Municipality:

Meals	Allowance of \$75 per day, \$40 per half day per day. For Council meetings scheduled longer than 4 hours, a meal will be provided for Council and attending staff by the Municipality.
External Travel	Travel and parking on municipal business outside the Municipality by the most direct route, the most economic and practical means using municipal vehicle, carpooling, private vehicle (Huron County mileage rates), rented vehicle or common carrier.
Accommodation	Accommodation costs which are the most economical and practical for the conduct of municipal business.
Clothing	Purchase of South Huron crested wear for municipal use, to a maximum of \$240.00 per term of Council. The Municipality will ensure Council members have a municipal crested blazer to properly promote the Municipality.

Miscellaneous	Incidental costs, when representing the Municipality, supported with receipts, to the following maximum per year:
	Mayor \$1,000
	Deputy Mayor \$ 500
	Councillor \$ 300

Note: Local mileage for official functions can be claimed as a Miscellaneous expense.

4. Conference registrations will only be paid for conferences that relate to local municipal and community services and are to be approved in advance by Council. Council can approve the number of people attending a conference based on the benefits to be derived from attendance, and to promote South Huron to other municipal, federal, provincial, business and international representatives. All other conference expenses will be charged as allowable expenses.
5. Council can approve an absence from Council meetings for personal or vacationing purposes, with the understanding that the elected official minimizes his or her impact on Council's ability to continue its business with a full Council; this can be accomplished by providing advance notice and by commencing an absence immediately after a regular council meeting. Extended absence from meetings are subject to review or reduction from the General or Committee stipend by Council, acting reasonably.
6. Stipends will be subject to an annual increase equivalent to the annual increase of municipal staff. Expenses and registration costs will be approved annually by Council, maintaining a similar ratio between Mayor, Deputy Mayor and Council.
7. **Amended by By-Law 29-2021**

That the Remuneration By-law forms the Employment Contract for members of South Huron Council;

That Councillors are required to incur expenses for supplies used directly in their work.

That Councillors are required to pay for their own expenses that are not reimbursed in accordance with the Remuneration By-Law;

That Councillors are required to incur expenses for supplies used directly in their work and that the following items are not reimbursed by the Municipality of South Huron;

- a. Office Supplies
- b. Internet provider services
- c. Home Office
- d. Office Equipment
- e. Telephone/Cellphone expenses
- f. Transportation expenses (local mileage only); and,

That 85% of Council duties that are performed at their home office.

SECTION 3 POLICE SERVICES BOARD MEMBERS

The Police Services Board will submit an annual budget to Council outlining its required expenses, including administrative support, as required under the Police Services Act.

The Council will approve the Honoraria of the Police Board members each year, based on a minimum annual attendance of 11 Police Services Board meetings, required Zone Meetings, annual conference, special meetings and police services functions.

The current honoraria are:

Chair	\$ 2,500.00
Member	\$ 2,000.00

SECTION 4 INTERPRETATION

Convention Expenses:

Convention expenses reimbursed upon presentation of receipts. Gratuities cannot be claimed.

Mileage:

For attendance at meetings, mileage shall be paid using the County of Huron rate in effect at the time the expense is incurred.

Note:

One-third of the remuneration paid to the elected members of the Council and its local boards is deemed as expenses incident to the discharge of their duties as members of the Council or local board.

SECTION 5 MAYOR OR DEPUTY MAYOR ELECTED AS COUNTY WARDEN

1. In a year that the Mayor is elected as Warden of Huron County, the Deputy Mayor's maximum incidental cost allowance is increased to \$1,000.
2. The minimum number of local Council meetings to be attended by the Warden (whether Mayor or Deputy Mayor) during their term of office is reduced to 20.

SECTION 6 OTHER APPOINTMENTS

- 1 Livestock Valuers – to be paid \$20.00 per hour plus mileage at the rate paid by the County of Huron.
- 2 Fenceviewers – to be paid \$20.00 per hour plus mileage at the rate paid by the County of Huron.

3 Poundkeepers – to be paid \$20.00 per hour plus mileage at the rate paid by the County of Huron.

4 **Amended by By-Law 38-2016**

Dog Control Officer– to be paid \$40.00 per dog pick up plus mileage at the rate paid by the County of Huron. For any call received after midnight there will be a surcharge of \$40.00 added to the above charges.

5 Tile Drain Inspector – to be paid \$15.00 per \$5,000 of total value of the project plus mileage at the rate paid by the County of Huron, if applicable.

STATEMENT OF REMUNERATION AND EXPENSES FOR 2024
(Corporation of the Municipality of South Huron By-Law No. 59-2013)

As set out in Section 284, Municipal Act

Council Member	Remuneration	Expenses	Total
Dietrich, Jim	31,056.96	\$ 124.77	\$ 31,181.73
Dietrich, Milt	24,008.16	\$ 3,501.39	\$ 27,509.55
Finch, George	38,389.32	\$ 1,467.74	\$ 39,857.06
McLeod-Haggitt, Wendy	24,008.16	\$ 2,470.08	\$ 26,478.24
Neeb, Aaron	24,008.16	\$ 2,664.63	\$ 26,672.79
Oke, Ted	24,008.16	\$ 4,854.11	\$ 28,862.27
Vaughan, Marissa	24,008.16	\$ 3,488.17	\$ 27,496.33
Total	\$ 189,487.08	\$ 18,570.89	\$ 208,057.97

Police Services Board Member	Remuneration	Expenses	Total
Dietrich, Jim	799.44	\$ 1,269.43	\$ 2,068.87
Fields, Jo-Anne	639.57	\$ -	\$ 639.57
Frayne, David	639.57	\$ -	\$ 639.57
Goulding, Laura	639.57	\$ -	\$ 639.57
Total	\$ 2,718.15	\$ 1,269.43	\$ 3,987.58



Staff Report to Council

Report From: Alex Wolfe, Clerk

Meeting Date: March 3 2025

Report: CL- 04-2025

Office of the Information and Privacy Commissioner (IPC)
Annual Reporting

Recommendation

That South Huron Council receives Staff Report CL04-2025 – Office of the Information and Privacy Commissioner (IPC) Annual Reporting.

Report Overview

Purpose of Report	For Information
Council Priority Alignment	Not Applicable
Consultations	None.
Attachment(s) to Report	None.

Report Highlights

- Annual report to Council outlining number of Freedom of Information (FOI) requests received by the Municipality under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

Context and Background

The Municipality files an annual statistical report with the Information and Privacy Commissioner of Ontario (IPC) each calendar year regarding Access and Privacy requests received under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) legislation.

The “head” or someone the head designates to do the reporting is responsible for the reporting of requests for access or correction to records under MFIPPA. The Clerk has been appointed head of the Municipality of South Huron. The reporting year is based on a calendar year from January 1st to December 31st.

Access Requests relate to access to municipal government information, including most general records and records containing an individual’s own personal information, subject to very specific and limited exemptions. Privacy Requests relate to the protection of privacy principles outlined in the Part II of MFIPPA. These privacy rules apply to all personal information in the custody or control of institutions regardless of whether an access request has been made, with the exception of public records and certain labour relations records.

The annual statistical report requests information on the following:

- the number of access requests received in the previous year; and
- the number of times:
 - the request was responded to within 30 calendar days;
 - the deadline was extended to respond by up to 90 days;
 - access was refused to all or part of a record;
 - access was refused based on each of the access exceptions;
- the number of correction requests received; and
- the number of times:
 - the request was responded to within 30 calendar days;
 - extended the deadline to respond by up to 90 days;
 - refused the request based on one of the exceptions;
 - received a statement of disagreement;
- privacy breaches of the personal information in our custody and control, of the following types:
 - theft;
 - loss;
 - unauthorized use;
 - unauthorized disclosure;

- times personal information was used or disclosed outside the scope of your information practices.

MFIPPA legislation provides that an institution must provide the requester with the information and/or a decision regarding their request within 30 calendar days from the date a complete request is received. For the purposes of the Statistical Report, a request is considered to be complete when a decision letter has been sent to the requester notifying them what information if any, will be made available.

There were three (3) new requests for information which were completed during the 2024 reporting year. All of the requests received in 2024 were for general records. Two (2) requests were completed within 30 days or less, and one (1) request was completed within 60 days. A Notice of Extension was provided to the requester regarding the extension past the statutory time limit of 30 days.

The table below provides comparative data from 2020-2024.

Year	Number of Requests
2020	2
2021	7 new requests for information, 8 requests completed and processes (including 1 file appealed from 2020)
2022	4 new requests for information, 3 requests completed and processed
2023	3 new requests for information, 4 requests completed and processed (included 1 request received late December 2022)
2024	3

Discussion and Staff Recommendation(s)

The number of formal requests varies each year, and this report does not include general requests from the public for information from the municipality. There is a general shift in the complexity of requests with requests for information becoming increasingly broader and capturing a wider range and volume of records. The rapid pace of innovation and growth in digital communication and data storage capacity means that more records are being created than ever before. The Municipality is working through onboarding a new Records Information Management program which is anticipated to streamline responses to general records requests and the FOI records request process.

Impact Analysis

MFIPPA establishes prescribed charges, with certain limited exceptions. In processing a request for information under MFIPPA, the Municipality incurs certain costs and the majority of FOI responses are provided with the minimal fee which represents only a small fraction of the costs associated with administering the system (wages, IT, facilities, costs of legal services).

Subject matter staff who are knowledgeable in the relevant records requested are involved in review/searching for records within the scope of the request. The Clerk reviews each FOI request and relevant records located in accordance with MFIPPA and is responsible for the decision on whether to provide access to the information. Individuals have the opportunity to appeal the Clerk's decision to the IPC office.

There are no community impacts as a result of the recommendation in this report.

Linkages

- [*Municipal Freedom of Information and Protection of Privacy Act*](#)

Respectfully submitted,

Alex Wolfe, Clerk

Report Approval Details

Document Title:	CL04-2025 - Office of the Information and Privacy Commissioner (IPC) Annual Reporting.docx
Attachments:	
Final Approval Date:	Feb 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Erin Moore - Feb 14, 2025 - 4:20 PM

Rebekah Msuya-Collison - Feb 25, 2025 - 10:58 AM



Staff Report to Council

Report From: Alex Wolfe, Clerk

Meeting Date: February 18 2025

Report: CL- 05-2025

Alternative Voting Methods (2026 Municipal and School Board Election)

Recommendation

That South Huron Council receives Staff Report CL05-2025 – Alternative Voting Methods (2026 Municipal and School Board Election); and

That Council authorizes the use of internet and telephone based voting for the 2026 election cycle; and

That the by-law be brought back for the required three readings for Council consideration; and

That Council authorizes staff to proceed in a Joint Municipal RFP process with lower-tier Huron County municipalities for an election voting method provided for the next election cycle (2026).

Report Overview

Purpose of Report	For Approval
Council Priority Alignment	Not Applicable
Consultations	Huron County Lower Tier Election Working Group
Attachment(s) to Report	None.

Report Highlights

- This report provides Council with an overview of voting system and internet and telephone alternative voting methods to make a decision for the 2026 municipal and school board elections, as well as to authorize staff to initiate in a joint RFP process with Huron County lower tier municipalities.

Context and Background

The next Municipal & School Board Election will take place on October 26, 2026. The *Municipal Elections Act* (“*MEA*”) provides municipal clerks the authority to establish the policies and procedures that apply to how the municipal election is conducted in their jurisdiction. As a result, there are several variations to how network voting has been deployed across Ontario since each municipality has adopted solutions that reflect their local needs and priorities and there are no common standards for the technology used.

All lower tier municipalities in the County of Huron chose to implement telephone and internet voting for the 2018 and 2022 Municipal Elections. All lower tier municipalities have, in the past, utilized the same telephone and internet voting solution (Simply Voting) and election management system (Datafix). The services were procured through a joint RFP, developed and issued by the Working Group, and approved by each of the respective Councils. This approach has served to eliminate voter confusion and take advantage of the benefits of group procurement.

Voting Methods Background

Prior to each municipal election, Section 42 (1) of the *MEA* requires that:

42 (1) The council of a local municipality may pass by-laws,

- (a) authorizing the use of voting and vote-counting equipment such as voting machines, voting recorders or optical scanning vote tabulators; and

(b) authorizing electors to use an alternative voting method, such as voting by mail or by telephone, that does not require electors to attend at a voting place in order to vote. 1996, c. 32, Sched., s. 42 (1).

A decision on vote-counting equipment and alternative voting methods has previously been required by May 1 in the year before the election. The *MEA* has been amended to require this decision to be made by May 1 in the year of the election.

Despite the change in legislation, a decision at this time would be beneficial for several reasons. It would limit perception that any sitting member of Council is making an election decision so close to the opening of nominations on May 1, 2026. Based on the assessment and time required to prepare for the 2026 municipal and school board elections, the Clerk requires a Council decision in advance of May 2026.

A procurement delay into 2026 could result in equipment being unavailable. The Municipal Clerk, as the Returning Officer for the Municipality of South Huron, has several criteria to consider in making a recommendation on vote-counting equipment and alternative voting methods. The first is whether an option upholds the principles of the *MEA* and its regulations. These principles, while not established as part of legislation, are generally recognized based on case law as:

- a. the secrecy and confidentiality of the voting process is paramount;
- b. the election shall be fair and non-biased;
- c. the election shall be accessible to the voters;
- d. the integrity of the voting process shall be maintained throughout the election;
- e. there is to be certainty that the results of the election reflect the votes cast;
- f. voters and candidates shall be treated fairly and consistently; and
- g. the proper majority vote governs by ensuring that valid votes are counted and invalid votes are rejected so far as reasonably possible.

Internet and telephone voting

The Municipality used internet and telephone voting for the 2018 and 2022 election. This allowed for increased consistency in vote counting over a manual counting process and supported the reporting of unofficial election results on Election Night. As these methods were used in the last two Municipal and School Board Elections, voters in South Huron are familiar with the technology and are able to use their own devices.

Internet voting modernizes the election experience for voters. It offers a convenient, accessible and secure way to cast a vote without the need to attend a physical voting location and inherently offers flexible voting times – you can vote anywhere, anytime. Electors receive their voting letter in the mail providing the date of the

voting period, voting website and their personal, unique voting PIN to cast their ballot. In conjunction with the PIN, many municipalities require that the birth date of the elector also be inputted as an additional security feature. Internet voting offers benefits such as the integration of accessible technology and enables the voter to identify errors in the ballot selections prior to casting a ballot. This voting method also allows for automated election processes like online ballot processing, striking names off the voters list, and an effective and rapid count of the votes at the close of voting.

For those that still like to “vote in person” during the voting period South Huron in the past has set up advance voting dates with use of iPads for voters to electronically cast their vote, this was also provided on Election Day. It is a similar set-up to in-person paper ballots, where the voter goes behind the voting screen and instead of using paper, they use the iPad. Less staff resources are needed for this service.

Internet voting is accessible to all voters while being fair and nonbiased. It does support secrecy, confidentiality and the integrity of the voting process. From a staff resources perspective, internal staff members can assist where needed (i.e. advance voting, adding electors to the Voter’s List, etc.) in coordination with the Clerks Department.

Concerns/Challenges

Staff acknowledge that any remote voting method is unsupervised and presents additional considerations around maintaining the integrity and security of the election process. The risk of fraud is present to different degrees with all voting methods, including in-person voting. Maintaining security and preventing fraudulent voting requires carefully developed and audited processes, as well as voter responsibility for following the *MEA* and related laws.

During the 2018 Municipal and School Board Election, municipalities using Dominion Voting Internet and Telephone system experienced slow traffic to their Internet Voting System. This load issue was documented, reviewed and determined to be the result of a Toronto-based internet co-location provider that placed an unauthorized limit on incoming voting traffic, that was roughly 1/10th of the system’s designated bandwidth. This situation caused many municipalities to extend their voting period by 24 hours. There were no large-scale issues during the 2022 Municipal and School Board elections.

The challenge with adopting an alternative voting method often resides with balancing the principles of the *MEA* with the “reasonable risks” associated with the alternative voting method. Staff take the role of mitigating election risk seriously and are committed to ensuring that processes are in place to mitigate risk and prevent fraudulent activity

In the past there have been challenges using the MPAC provided voters’ list. An updated voters’ list has historically been a challenge; the Municipal Property

Assessment Corporation (MPAC) solicits information from property owners prior to municipal elections, however the failure of property owners to update their personal information with MPAC resulted in their name not being on the voters' list. The number of corrections to the voters' list made administering internet and telephone voting more difficult and the Clerk's Department worked with many voters to correct data errors, such as incorrect birthdate, to allow them to vote. As of January 1, 2024 Elections Ontario has taken over responsibility for the Voters' List, which is anticipated to significantly improve the accuracy of the information on the list.

Statistics between 2014 and 2022

2014 - Vote by Mail - total of 3,590 votes cast, 45.68% voter turnout.

2018 – Telephone/Internet Voting -Total of 4,075 votes cast, 54.2% voter turnout

2022 – Telephone/Internet Voting – Total of 3648 votes cast, 44.5% voter turnout

There are a number of factors that impact voter turnout including age, the weather, political interest, candidate acclamations etc.

Ward Changes

To date Council has not provided any instruction to proceed otherwise than the continued use of a ward system for the Municipality of South Huron. Any change to wards would necessitate a ward boundary review study and would benefit from public engagement. December 31, 2025 is the legislated deadline for passing of the ward boundary by-law in order to be in effect for the 2026 municipal election.

AMCTO Advocacy for Updates to the MEA

In April 2024 AMCTO made a submission to the Province with the goal to improve and modernize the *MEA* and its regulations. A copy of this submission has been linked to this report for reference. AMCTO's submission package included recommendations focusing on three themes 1) Strengthening Public Trust and Electoral Integrity 2) Enhancing Accountability and Transparency while Making Compliance and Enforcement Easier and 3) Permissive Legislation that Reduces Administrative Complexity. The Province has not made any amendments to the *MEA* since 2021.

Huron County Lower Tier Election Working Group

The Huron County Elections Working Group consists of staff from each lower tier municipality as well as the County who share ideas, experiences, challenges, interpretations and documents to help guide each municipality in meeting the requirements of the *MEA*. The 2026 Huron County Elections Working Group held its first meeting on January 16, 2025. The group was supportive of continuing with the use of telephone and internet voting for the 2026 Election, and issuing a joint RFP for a telephone and internet voting system.

If Council approves, the group will collaborate on a joint Request for Proposal for an election service provider to provide internet and telephone voting to ensure the best quotes possible for the benefit of all members of the Working Group. The Municipality of Central Huron has agreed to take lead on the joint RFP and receive and open in accordance with their Procurement By-law. The working group will meet to review submissions and presentations.

This collaboration across Huron County has been a tremendous resource and will continue to promote the sharing of services when possible while increasing consistency among Huron County municipalities. Voters and candidates will receive similar election information, regardless of which lower tier municipality they live in.

Next steps:

1. If Council approves the alternative voting method, the by-law will be brought forward at a future Council meeting for approval.
2. The working group will be meeting for those of us planning on issuing an RFP for election services. Results will be presented to Council later this year.
3. Staff to develop policies and procedures for nominations, voting, use of corporate resources through 2025 to meet *MEA* requirements.

Discussion and Staff Recommendation(s)

With Internet and Telephone voting, election results are instantaneous and accurate. Internet and Telephone voting also eliminates the potential for spoiled ballots, as voters are unable to submit a vote that has not been completed correctly. Each eligible voter will receive, by mail, a Voters Information Letter that will detail the races they are eligible to vote for as well as the link to login and a telephone number to call in, so they may choose their method to cast their vote. Opportunities are available to confirm selections at each race, and the review and confirmation of all selections before casting votes. Once the vote has been cast, individuals receive confirmation and are no longer able to use their PIN to re-enter the system. The same principles are applied with telephone voting. Accessibility concerns are, for the most part, inherently addressed. All platforms are designed to take accessibility requirements into consideration, such as specific colours to accommodate those who are colour blind, and clear voice selection for audio prompts.

As with the last election, a tablet device and a phone will be made available at the municipal office during the voting period, during regular hours for those who are unable to get access to a computer or a telephone to cast their vote.

Internal staff members will be available to assist where needed (i.e. advance voting, adding electors to the Voter's List, etc.).

Impact Analysis

The *Municipal Elections Act* provides penalties and enforcement of corrupt practices and other offences during an election process. The principles and integrity of the

election process are universal and are enforceable no matter the voting method used. Ultimately the Clerk is responsible for the conduct of the election and must ensure that privacy and security are maintained throughout the process.

Council currently contributes \$9,500 annually towards the Election reserve, as such the estimated budget for the 2026 election is \$38,000, which will be confirmed as part of the 2026 budget process.

Staff training will be required in order for staff to effectively answer questions and assist voters during the election process, regardless of the voting method implemented.

A combination of Internet and Telephone voting provides convenience to the voter in that they can choose the method they are most comfortable with. Voting can be done from any computer/smart phone device or telephone, anywhere and anytime during the voting period.

Linkages

- [Municipal Elections Act](#)
 - [AMCTO Modernizing the Municipal Elections Act for the 21st Century](#)
 - [Municipal Act](#)
-

Respectfully submitted,

Alex Wolfe, Clerk

Report Approval Details

Document Title:	CL05-2025 - Alternative Voting Methods.docx
Attachments:	
Final Approval Date:	Feb 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Erin Moore - Feb 24, 2025 - 10:57 AM

Rebekah Msuya-Collison - Feb 27, 2025 - 3:11 PM

From: Bob Schram [REDACTED]

Sent: Tuesday, February 18, 2025 2:13 PM

To: Councillor Vaughan <mvaughan@southhuron.ca>; Councillor Oke <toke@southhuron.ca>; Councillor Dietrich <mdietrich@southhuron.ca>; Deputy Mayor Dietrich <[jdietchich@southhuron.ca](mailto:jdietrich@southhuron.ca)>; Mayor Finch <gfinch@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Councillor McLeod-Haggitt <wmcleod-haggitt@southhuron.ca>

Subject: Oversized service costs

Hi Councillors

I understand that a legal proposal to oversize the Tridon sewer pipe is coming to Council today with 100% of the cost being paid by Tridon.

This is a great solution for Tridon and South Huron.

From past Council meetings I recall that often there can be problems with an oversized pipe where the flow capacity is not being utilized.

The result can be increased service costs and potential repairs.

Since the increased sizing is desired by Tridon will there be a provision in any Agreement that service costs will be borne only the users of the Tridon pipe.

This is something that maybe in your legal structure already. **The general taxpayers of South Huron need to be protected from any additional costs od operation.**

South Huron, likewise, has more demand on funds that available funds and needs to be protected from any costs occurring from an oversized Tridon sewer.

I wish you well in your deliberations for the current taxpayers, wealth creators, and constituents residing in South Huron now.

Respectfully,

Bob Schram
27 Lake Shore
South Huron

Bart DeVries

Exeter Legion Br.167

Veteran Service Officer

316 William St. Exeter On.

N0M 1S6

bart.devries@exeterlegion.ca



February 21 2025

Southhuron Council

PO Box 759 Exeter On.

322 Main St. Exeter N0M 1S6

cao@southhuron.ca

519-235-0310

Councillors

I am writing to formally request a letter of support for the Exeter Legion Br.167 Trillium grant application .

The application will request funding to replace doors making them handicapped accessible. This will achieve Energy savings, Security along with the Accessibility.

The Legion hosts many Public community events including the Seniors population from Shuffleboard, Pepper, Euchre, Billiards, Dinners to name a few.

A letter of support from you would significantly strengthen our application/proposal with your knowledge of our dedication to Remembrance, Community Service and Friendship

We would be grateful if you could provide a letter of support by March 4 2025. If you have any questions or require additional information, please don't hesitate to contact me.

Thank you for your time and consideration.

Bart DeVries

Veteran Service Officer Branch 167 Exeter Legion

bart.devries@exeterlegion167.ca



February 25, 2025

Dear Mayor and Members of Council,

We are writing to request a letter of support from the Council for the Huron Waves Music Festival's application to the Ontario Cultural Attraction Fund. OCAF provides Ontario cultural organizations with investment to increase cultural tourism, revenue, economic growth and job creation.

Our annual spring Festival not only enriches our community with music and art, but also strives to foster social cohesion and inclusivity through its programming. Since 2023 the Festival at Trivitt Auditorium has demonstrated its positive impact on the local economy by attracting over 5,500 visitors to the region.

This year from June 1 to 21 Huron Waves presents Discovery Through Music with programming that explores jazz music, nature and Inuit history and includes a celebration of Oscar Peterson's 100th anniversary at Trivitt Auditorium.

We appreciate the Council's letter to endorse our application by March 4, recognizing the Festival's significant contributions to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Ciufu", is written in a cursive style.

Paul Ciufu
Chair, Huron Waves Music Festival
P.O. 271, Exeter, Ontario N0L 1S6
paulciufu@gmail.com
519-851-9803

----- Original message -----

From: Mac Voisin [REDACTED]

Date: 2025-02-20 3:14 p.m. (GMT-07:00)

To: Reymer Ron <rreymer@lucanbiddulph.on.ca>, Rebekah Msuya-Collison <cao@southhuron.ca>, Brandon Roberta <rbrandon@lambtonshores.ca>, Bannerman Laurie Spence <cao@municipalityofbluewater.ca>, Heffer Jamie <jheffer@huroncounty.ca>

Subject: A crisis is looming in public transit!

To our local Municipal Staff and Council,

I am writing to express my strong support for improving and expanding public transit in our rural communities. Reliable public transit is not just a matter of convenience—it is a necessity for economic development, social inclusion, and environmental sustainability.

Huron Shores Area Transit (HSAT) is a prime example of the demand and necessity for public transit in our region. In just a few years, HSAT has increased ridership to over 25,000 boardings in 2024, demonstrating strong community support. This service is a lifeline for many, including seniors, students, and workers who rely on it for daily travel. Without adequate transit options, many individuals face isolation, economic hardship, and reduced access to essential services like healthcare, employment, and education. In a recent study, 97% of Canadians feel it's an 'essential service'!

Beyond personal mobility, investing in public transit strengthens our local economy. It helps businesses attract and retain employees by ensuring reliable transportation, leading to improved productivity and job growth. Public transit also encourages tourism and local spending, benefiting small businesses and service providers. Furthermore, reducing private vehicle dependence contributes to environmental sustainability by cutting emissions, lowering road maintenance costs, and making our community safer.

Public transit should not be seen as an urban privilege but as a fundamental service for all communities, regardless of size. I urge you and your fellow councillors to prioritize funding

and policy support for rural transit initiatives like HSAT. Expanding routes, increasing accessibility, and forming regional transit partnerships would have a lasting positive impact on our community.

Thank you for your time and commitment to our region. As an aside, we have not as yet needed the transit services at the White Squirrel but I'm sure we will at some point in the future.

Sincerely,

Mac Voisin,
Resident, Bluewater

From: [Isaac Moore](#)
To: [OP](#)
Cc: [Kendra Webster](#); [Alex Wolfe](#); [Councillor Neeb](#); [donna voerman](#); [William Dinney](#); [Jess Gill](#); [Randy Jones](#)
Subject: Comments from the Heritage Committee: Official Plan
Date: February 25, 2025 8:02:04 AM

Hello all,

Thank you for the opportunity to provide some comments on the final draft of the Official Plan. The Heritage Committee read this draft with great interest, and was generally happy with the renewed focus on heritage elements in our community and how they intersect and interact with other municipal priorities. We look forward to working alongside the many stakeholders to consider heritage elements as our community evolves and grows.

Please note that there was one significant element brought forward in our review that caused some concern from a heritage perspective. There has been a change since the last official plan to allow for higher buildings in the historic core, from 4 storeys to a proposed 6, noted in the new document.

The feedback I've been asked to bring forward asks the planners to reconsider allowing for such tall buildings in the historic core, which will undoubtedly have an effect on the built heritage elements and historic feel of the core. We believe that creative development and intensification, with an eye to maintaining the heritage feel of our core shouldn't necessitate a change to 6 storey structures and hope the planners will consider a move back to the established precedent of four storeys as a limit.

We look forward to seeing the final version of the plan. If you have any further questions or concerns, please don't hesitate to reach out to me.

All the best,

Isaac Moore
Chair, South Huron Heritage Advisory Committee

From: [Isaac Moore](#)
To: [OP](#)
Subject: Updating Appendix A in Official Plan
Date: February 19, 2025 4:07:14 PM
Attachments: [Screenshot 2025-02-19 at 4.04.11 PM.png](#)

Hi!

Just reading through the updated Official Plan draft for Feb/25 and noticed that in the appendix A not all designated properties are listed. You have 5:

APPENDIX A

Designated Properties Under the *Ontario Heritage Act*

<u>Address</u>	<u>Property Name</u>	<u>Construction Date</u>
<u>417 Airport Line, Huron Park, Centralia</u>	<u>Stephen Township Arena building on former RCAF Base</u>	<u>1964</u>
<u>71878 Morrison Line</u>	<u>The Strang Farmhouse</u>	<u>1865</u>
<u>70689 B Line</u>	<u>Huron Country Playhouse Theatre building</u>	
<u>12 Victoria Street East, Crediton</u>	<u>The Henry Eibler House – The Village Post Bed & Breakfast</u>	<u>1888</u>
<u>322 Main Street East, Exeter</u>	<u>Exeter Town Hall</u>	<u>1913</u>

It is missing :

73 Huron Street, Exeter - Carling House - 1895

296 William Street, Exeter - Hooper House - 1894

They are listed here on the Municipal Heritage register: <https://www.southhuron.ca/services/heritage-municipal-register/>

Thanks for your help with this,

Isaac Moore

February 24, 2025

By E-Mail Only to *awolfe@southhuron.ca*

Alex Wolfe, Clerk
Municipality of South Huron
322 Main Street South
Exeter, ON
N0M 1S6

Dear Ms. Wolfe:

**Re: Written Submissions of James Mark and Annette Veronica Stephan
South Huron Official Plan Five Year Review – Final Draft
Council Meeting – March 3, 2025
Lot 11, Concession 6, Municipality of South Huron, Huron County**

We are counsel to Mr. James Mark and Ms. Annette Veronica Stephan (the "**Owners**"), the owners of the lands legally known as Lot 11, Concession 6 in the Geographic Township of Stephen, Municipality of South Huron and Huron County (the "**Stephan Property**").

The purpose of this letter is to outline the Owners' concerns with the final draft of the South Huron Official Plan Update (the "**Draft OP Update**"), which is scheduled to be considered by Council for adoption through an official plan amendment (the "**OPA**") at its March 3 Council meeting or shortly thereafter. On behalf of the Owners, we respectfully request Council to modify the OPA so that the Stephan Property retains its existing designation within the Creden Settlement Area.

Background

The Stephan Property is approximately 67 acres and is currently entirely designated as "Settlement Area" pursuant to Schedule B of the existing South Huron Official Plan and "Urban" pursuant to Schedule E, which outlines the land uses in the Creden Settlement Area. Under these designations, a variety of uses are permitted, including residential development. These designations were pivotal in the Owners' decision to purchase the Stephan Property as it has always been intended that development applications would be submitted to the municipality to facilitate appropriate residential uses.

Through their planner, Ms. Caroline Baker of Baker Planning Group, the Owners have actively participated in the process leading up to the Draft OP Update, including the

submission of three comment letters dated July 31, 2024, September 13, 2024, and December 9, 2024, outlining the Owners' concerns. Ms. Baker has also had many productive discussions with South Huron staff, which resulted in some modifications to the original Draft Official Plan Update dated August 12, 2024 (the "**August Draft**"). Pursuant to the August Draft, all 67 acres of the Stephan Property was proposed to be removed from the Crediton Settlement Area. In the current Draft OP Update, 17 acres of the Stephan Property is proposed to be removed and down-designated from "Urban" to "Agricultural." While the Owners appreciate this modification, this down-designation would remove all development permissions from 25% of the Stephan Property and it still significantly impacts the developability of the site.

In the staff report dated February 11, 2025, staff indicate that the lands proposed to be removed from the Crediton Settlement Area are not well suited to development and the down-designation better reflects the amount of land needed to accommodate future growth. However, it is unclear why staff selected parts of the Stephan Property to be removed from the Settlement Area when other lands within Crediton will have more constraints in facilitating residential development and in some cases are within the regulated area (south of Victoria Avenue E) and/or the floodplain (east end of Crediton). Staff originally noted that the Stephan Property was proposed to be removed from the settlement area over other properties because staff did not believe that it had road access. Subsequently, Ms. Baker outlined how access could be achieved, which resulted in staff electing to retain part of the Stephan Property within the Settlement Area. Since it has now been demonstrated that road access can in fact be achieved, it remains unclear why staff still chose to remove 25% of the property from this area. In the Owners' submission, it is not good planning to redesignate part of the Stephan Property to "Agriculture", particularly when these lands have the ability to use infrastructure that will be developed as part of the abutting future residential development.

The enclosed comment letters from Ms. Baker attached herein as Appendices A, B and C provide further details and planning rationale as to why the entirety of the Stephan Property is more appropriately designated "Urban" and should remain within the Settlement Area.

In summary:

1. The down-designation substantially impacts the developability of the site.
2. The down-designation is not an efficient use of land and resources in settlement areas as it will not optimize existing and planned infrastructure and public service facilities in the Crediton Settlement Area. It also does not promote the achievement of complete communities by planning for a range and mix of housing options. The current proposal for the entirety of Stephan Property proposes to include a range and mix of housing, including attainable housing options.

3. Development of the Stephan Property would not impact staff's suggestion that the overall size of the Crediton Settlement Area is not supportive of the projected population growth since residential development is to be accommodated on the remainder of the site, and any additional development on the 17 acres proposed to be removed would coincide and support the abutting residential proposal. Further, policy 6.1.12 of the PPS expressly encourages planning authorities to go beyond minimum density targets where appropriate.
4. The Stephan Property has access to full municipal sewer and water services, and preliminary servicing reviews suggest that these services have sufficient capacity to accommodate residential development.
5. The Owners have invested significantly in background studies and reports to support future residential development on the entirety of the Stephan Property, including a Stage 1 and 2 Archaeological Assessment, which cleared the Property of archaeological concerns, and the prospective purchaser has prepared a Functional Servicing Report.

Conclusion and Request for Notice

We respectfully request that Council modify the proposed OPA to retain the "Settlement Area" and "Urban" designations on the proposed Schedules B and E of the Draft OP Update for the entirety of the Stephan Property, so that the property remains within the Crediton Settlement Area.

In the Owners' submission, this would facilitate a more comprehensive and well-designed residential development, and they are committed to working with the municipality, the County and the broader community to facilitate responsible and sustainable residential development on the Stephan Property.

Further, we request formal notice of any meetings, reports, updates or decisions in relation to the:

- 1) South Huron Official Plan Five Year Review; and
- 2) South Huron Water and Wastewater Master Plan.

We appreciate your consideration of these submissions. Please do not hesitate to reach out to me or my colleague, Grace O'Brien (graceo@davieshowe.com), if you have any questions or require any additional information.

Yours truly,
DAVIES HOWE LLP



John M. Alati

JMA:ai
encls.: as above.

copy: Caroline Baker, Baker Planning Group
Clients

APPENDIX A

Baker Planning Group
 PO Box 23002 Stratford
 Stratford, ON
 N5A 7V8



July 31st, 2024

Project File No.: 2020-25

Official Plan Review
 Municipality of South Huron
 322 Main Street South
 Exeter, ON
 NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
 Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron
 County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to submit formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review. We understand from the County of Huron Planning Department that the background studies and public engagement sessions for the Comprehensive Official Plan Review have been completed. A draft of the new South Huron Official Plan will be presented at the August 12th, 2024 South Huron Council Meeting. Our client reserves its right to make further submissions on the draft Official Plan once it has been made public.

Our clients own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County. Approximately 27 hectares (67 acres) of property are located within the Crediton settlement area in the current South Huron Official Plan ("Site") (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses.

Figure 1: Site



Source: County of Huron GIS Mapping, 2024

While the draft of the new South Huron Official Plan has yet to be released publicly, our clients have been advised by the County of Huron Planning Department that staff will be recommending that the Site be removed from the Crediton settlement area and down designated from "Urban" to "Agriculture." This down designation will remove all development permissions except for agricultural and agricultural-related uses.

Our clients are concerned with the proposed down designation of the Site for several reasons, including:

- There are existing municipal services to efficiently service the Site.
- The Site can be developed for residential purposes easily, appropriately and efficiently. For example, the ability to obtain a new vehicular access from Parr Line.
- Their significant investment to date on background studies and reports to support future residential development on the Site.

The owners completed the Formal Consultation process with the County of Huron and Municipality of South Huron in 2020/2021 to facilitate a Draft Plan of Subdivision and Zoning By-law Amendment for a mixed-density residential subdivision. Staff discussed the feasibility of servicing the development and obtaining appropriate vehicular access to Parr Line and it was our understanding no significant concerns were raised regarding development feasibility.

In addition to the Formal Consultation, the owners completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential.

The owners continue to be committed to developing the Site. While they have not submitted formal planning applications on the Site, given the completion of other development lands in the County of Huron, they are invested in development this land.

In our opinion, the down designation of the Site to "Agriculture" limits existing growth opportunities in the Municipality of South Huron for the following reasons, among others:

- There is provincial direction is to build additional housing and prioritize infrastructure for housing projects that are identified for development. This direction is also consistent with various policies in the Provincial Policy Statement, 2020, which seek to promote efficient development patterns that optimize the use of land, resources, and public investment in infrastructure, and to accommodate an appropriate range and mix of residential housing.
- Within the South Huron settlement area hierarchy, Crediton is defined as a "Primary II (full services)" settlement area, which is intended to accommodate growth, given the provision of full municipal services in this particular settlement area.
- The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development.
- We understand from the preliminary servicing review that Crediton has a water servicing capacity, and that portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development as the facility has an average treatment volume of around 50% of the design capacity. Confirmation of the forcemains that carry the

wastewater from Crediton to the Exeter Wastewater Facility needs to be confirmed through the formal planning applications.

- Sufficient land area is available on the Site to accommodate stormwater management requirements.
- The Site is cleared of archaeological resources.
- While the Site is currently utilized for agricultural purposes, in our opinion, it is suitable for residential purposes. The majority of greenfield land in South Huron, intended for future development, consists of prime agricultural land.

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

APPENDIX B

Baker Planning Group
 PO Box 23002 Stratford
 Stratford, ON
 N5A 7V8



September 13th, 2024

Project File No.: 2020-25

Official Plan Review
 Municipality of South Huron
 322 Main Street South
 Exeter, ON NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
 Updated Submission Comments
 Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to provide updated formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review. We have had the opportunity to review the draft South Huron Official Plan circulated to the public on August 12th, 2024 (the "Draft OP"). The following comments are based on our review of the policies and mapping of the Draft OP. Our clients are concerned with the proposed down designation of its lands on Schedules "B" and "E" and the proposed policies in Sections 3 and 6, including parts of policies 3-B, 6-C and 6-D.

Our client's own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County (the "Site"). The Site, being approximately 27 hectares (67 acres), is located within the Crediton Settlement Area pursuant to the current South Huron Official Plan (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses. Notably, the Site was within the Settlement Area at the time they purchased the Site.

Figure 1: Site



Source: County of Huron GIS Mapping, 2024

Down Designation of the Site

Schedules "B" and "E" to the Draft OP propose to down designate the Site from "Settlement Area" and "Urban" to "Agriculture." This down designation will remove all development permissions except for agricultural and agricultural-related uses. The land to the south of Victoria Avenue East, while also undeveloped and utilized for agricultural purposes, is being maintained in the Settlement Area for future development.

Pursuant to the Staff Report dated August 1, 2024 (the "August Staff Report"), Crediton is the only Settlement Area in the municipality which is being reduced as part of the Official Plan Update. In contrast, other Settlement Areas are being expanded. It is our understanding from the Staff Report dated June 5, 2024 (the "June Staff Report") that the municipality has assumed a growth rate of 1 acre per year for Crediton, and that since the Settlement Area has over 200 acres available for development, staff are recommending that the size of the Crediton Settlement Area be reduced. In the August Staff Report, staff indicated that the Crediton Settlement Area is being reduced by 100 acres, where 67 acres of this reduction (67%) is proposed to be taken from the Site, and the remaining 33 acres is proposed to be taken from lands west of King Street North. As mentioned above, the vacant lands south of Victoria Avenue East (70.3 acres) are not being down designated.

The August Staff Report indicates that the down designation "aligns with servicing design capacity"; however, analysis has been made publicly available to confirm the servicing constraints. Without further detail, it is anticipated that the lands to the south would have substantively the same servicing design capacity as the Site and based on mapping and appear to include constrained land, and those lands have been retained within the Settlement Area. This comparison demonstrates that the down designation of the Site appears to be arbitrary and is concerning to our clients who have already completed the formal pre-consultation process with the County of Huron and the Municipality of South Huron to discuss the submission of applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate a mixed-density residential subdivision.

We understand from staff that the Site is being recommended for removal from the Settlement Area due to the potential access constraints. However, at the formal pre-consultation meeting for this Site, staff discussed the feasibility of the development and obtaining appropriate vehicular access to Parr Line. An option was discussed to include the southernmost 20 metres of frontage from the Site, along Parr Line, within the Settlement Area, to provide an additional access point to the development. In addition to the formal pre-consultation, the owners completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential. The proposed development on the Site would no longer be feasible should the Draft OP be approved as drafted, resulting in the work completed to date being unusable.

In our opinion, the down designation of the Site to "Agriculture" limits existing growth opportunities in the Municipality of South Huron and may not conform with and/or is not consistent with Provincial, Regional or Municipal policy for the following reasons, among others:

- The draft OP does not consider the down designation in the context of the Provincial Policy Statement, 2020 (the "PPS").
 - The PPS provides policy direction to promote efficient development and land use patterns, and to accommodate and manage a mix of residential housing. It also states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to

- settlement areas. The proposed down designation is not only preventing the efficient expansion of Crediton by designating the Site as Agriculture, but it is actively removing these lands from the Settlement Area.
- The PPS also states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. The PPS provides direction for the efficient use of the infrastructure in settlement areas, which is planned or available in order to avoid the need for its unjustified and/or uneconomical expansion. The development of the Site for residential purposes would be consistent with these policies of the PPS as it would efficiently and effectively use existing infrastructure.
 - Finally, policy 1.1.3.8 of the PPS indicates that a planning authority may identify a settlement area only at the time of a comprehensive review and only where it has demonstrated that certain criteria have been met. Accordingly, to add the Site to the Crediton Settlement Area, the municipality would have had to undertake a comprehensive review at that time. However, in proposing to remove the Site from the Settlement Area, there is no evidence that the municipality undertook a similarly comprehensive review to examine the impacts of doing so. While the municipality states in the June Staff Report that Crediton's growth rate is 1 acre of land per year, the municipality is anticipating a population growth rate of 1.4% over the 30-year planning horizon which amounts to 70 units per year. Therefore, it is likely that the growth rate for Crediton will also increase to accommodate the larger growth rate projected for the municipality.
- The down designation does not conform with the County of Huron's Official Plan. Pursuant to the County's Settlement Area Map, the Site is included within the Crediton Settlement Area. Section 7.3.1.1 states that settlement areas will continue to be the focus of development activity in Huron County. While section 7.3.1.3 permits local municipalities to adjust settlement area boundaries at the time of a comprehensive review, section 7.3.1.4 states that changes to settlement area boundaries shall provide justification from a growth planning lens with the use of the County's Best Management Practices Guide. We have not received said justification from the municipality as to why the Site is being removed from the settlement area.
 - The down designation does not appear to align with the Draft OP policies. In particular:
 - The proposed new policies in section 6 of the Draft OP are in relation to settlement areas generally. Proposed section 6B-1 directs that development should be concentrated and directed in these settlement areas, and that growth and development will be prioritized where there are full municipal sewer and water services. The Site has access to full municipal sewer and water services and should be prioritized for growth and development. In addition, we understand from the preliminary servicing review that Crediton has water servicing capacity, and that the relevant portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development. Confirmation of the force mains that carry the wastewater from Crediton to the Exeter Wastewater Facility

needs to be confirmed through the formal planning applications. There is also sufficient land area available on the Site to accommodate stormwater management requirements.

- The municipality's reasoning for removing the Site from the settlement area to "align with servicing design capacity" is not consistent with other sections of the Official Plan, including section 13.2.4, which permits the imposition of a "holding" provision on the zoning which can be removed upon "the satisfying of certain financial and servicing requirements specified in a subdivision or development agreement". In our opinion, if there are servicing design capacity limitations, placing an "H" on the zoning is more appropriate approach to address same as it will save the municipalities and the landowner a substantial amount of time and resources when it proceeds to redevelop the Site.
- Finally, the Staff Report indicates that as part of the Draft OP, staff will respond to the Provincial Planning Statement, 2024 ("PPS, 2024"), which comes into force and effect on October 20, 2024. Given that the PPS 2024 as further emphasizes the Province's direction of "building [...] more homes for all Ontarians" and increasing the supply and mix of housing options, keeping the Site within the Settlement Area would facilitate this direction. The PPS 2024 also revised the policy criteria to expand settlement areas, signaling provincial direction to facilitate additional land to accommodate growth.

The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development. The Site is appropriate for residential development and can be developed efficiently, with the ability to obtain a new vehicular access from Parr Line and has access to municipal servicing. As indicated above, the owners have invested significantly on background studies and reports to support future residential development of the Site, all of which have found it appropriate.

Sections 3 and 6 of the Draft OP

It is further noted that the Draft OP policies outline the purpose, intent and use of land designated for agricultural purposes. Section 3 of the Draft OP defines agricultural as land used for farming operations of all types, sizes, and intensities and specifically notes that the location of a municipal drain on an agricultural property enhances the area for agriculture. Our clients have concerns with this policy as the municipality may arbitrarily use it to determine that lands in settlement or more urban areas with access to drains should be down designated to agricultural lands. This may also create compatibility concerns as lands with access to municipal drains are generally in more urban areas.

It is noted that our client is concerned about Section 6.D.3.#, which provides that a minimum of 30% of all new dwelling units shall be affordable. While our client is supportive of the provision of affordable housing generally, it is not clear how this policy will be implemented on a site-by-site basis and the role the County and municipality will play in reaching this target.

Conclusion

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site. We look forward to meeting with staff to discuss these comments.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal

APPENDIX C

Baker Planning Group
PO Box 23002 Stratford
Stratford, ON
N5A 7V8



December 9th, 2024

Project File No.: 2020-25

Official Plan Review
Municipality of South Huron
322 Main Street South
Exeter, ON
NoM 1S6

**RE: Municipality of South Huron Comprehensive Official Plan Review
Updated Submission Comments – Statutory Public Meeting on December 16, 2024
Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County**

On behalf of our clients, James Mark Stephan and Annette Veronica Stephan, the purpose of this letter is to provide updated formal comments for consideration as part of the Municipality of South Huron Comprehensive Official Plan Review.

Our client's own property on the northeast side of Crediton, legally described as Lot 11, Concession 6, Geographic Township of Stephen, Municipality of South Huron, Huron County (the "Site"). The Site, being approximately 27 hectares (67 acres), is located within the Crediton Settlement Area pursuant to the current South Huron Official Plan (Figure 1). The Site is designated as "Urban", which permits a range of uses, including residential uses. Notably, the Site was within the Settlement Area at the time they purchased the Site.

We have had the opportunity to review the draft South Huron Official Plan circulated to the public on August 12th, 2024, and the Committee of the Whole Meeting Minutes (October 15th, 2024). The Committee of the Whole recommended that staff proceed with Option C for the mapping changes for the Crediton Settlement Area, which would retain a portion of the Site within the defined settlement area, being the "Urban" designation, but still removes approximately 17 acres. The net impact is that 17 acres of land will be "down designated" and have the existing land use permissions removed. This is reflected in the updated draft Official Plan dated November 2024 (the "Draft OP").

It is noted that our clients have entered into an Agreement of Purchase and Sale with Tridon Group Ltd. to facilitate the development of the Site for residential uses. Our clients are supportive of the proposed development put forward by Tridon Group Ltd. and support any comments made by Tridon with respect to the Draft OP.

The Owners are appreciative of the Committee's direction to maintain a portion of the Site within the settlement boundary, however, based on the development proposed by Tridon Group and the resolution of matters related to access, we are requesting that the portion of the Site currently in the settlement boundary, being the entirety of the Site, be maintained in the Draft OP.

Figure 1: Site



Source: County of Huron GIS Mapping, 2024

Down Designation of the Site

Schedules “B” and “E” to the Draft OP propose to down designate a portion of the Site from “Settlement Area” and “Urban” to “Agriculture.” This down designation will remove all development permissions except for agricultural and agricultural-related uses. The land to the south of Victoria Avenue East, while also undeveloped and utilized for agricultural purposes, is entirely being maintained in the Settlement Area for future development. Through discussions with County and municipal staff, we understand that there are no formal planning applications for other lands within CREDITON that are proposed to remain within the settlement area.

Pursuant to the Staff Report dated August 1, 2024 (the “August Staff Report”), CREDITON is the only Settlement Area in the municipality which is being reduced as part of the Official Plan Update. In contrast, other Settlement Areas are being expanded. It is our understanding from the Staff Report dated June 5, 2024 (the “June Staff Report”) that the municipality has assumed a growth rate of 1 acre per year for CREDITON, and that since the Settlement Area has over 200 acres available for development, staff are recommending that the size of the CREDITON Settlement Area be reduced. In the August Staff Report, staff indicated that the CREDITON Settlement Area is being reduced by 100 acres, where 67 acres of this reduction (67%) is proposed to be taken from the Site, and the remaining 33 acres is proposed to be taken from lands west of King Street North. As mentioned above, the vacant lands south of Victoria Avenue East (70.3 acres) are not being down designated.

The August Staff Report indicates that the down designation “aligns with servicing design capacity”; however, no analysis has been made publicly available to confirm the servicing constraints. Without further detail, it is anticipated that the lands to the south would have substantively the same servicing design capacity as the Site and based on mapping and appear to include constrained land, and those lands have been retained within the

Settlement Area. This comparison demonstrates that the down designation of the Site appears to be arbitrary and is concerning to our clients who have completed the formal pre-consultation process with the County of Huron and the Municipality of South Huron to discuss the submission of applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate a mixed-density residential subdivision. A Formal Consultation was further held in November 2024 to discuss the development proposed by Tridon Group Ltd.

We understand from staff and the staff report dated October 8th, 2024 (the "October Staff Report") that the Site is being recommended for partial removal from the Settlement Area due to the potential access constraints, economic viability (double sided lots) and the location of servicing infrastructure. We would note that all three of these items have been addressed, as follows:

1. There are three potential access points to the Site; the first being an access to King Street North/Parr Line through lands already part of the Site, secondly through a purchase of land that abut the Site and have frontage on Victoria Street East. Lastly, there is the potential for an emergency access through Eilber Street. These access points are illustrated on the proposed development put forward by Tridon Group Ltd.
2. With respect to economic viability, Tridon Group has submitted a letter under separate cover addressing market demand.
3. The Servicing Feasibility Report (December 6, 2024), prepared by GRIT Engineering states that the proposed development can be serviced by the existing municipal infrastructure surrounding the Site (prepared for Tridon Group).

In addition to the formal pre-consultation, the Owners have completed the required Stage 1 and 2 Archaeological Assessment and preliminary servicing review to support future residential development. The Stage 1 and 2 Archaeological Assessment cleared the Site of archaeological potential.

In our opinion, the down designation of the Site to "Agriculture" limits existing growth opportunities in the Municipality of South Huron and may not conform with and/or is not consistent with Provincial, Regional or Municipal policy for the following reasons, among others:

- The Draft OP does not consider the down designation in the context of the Provincial Planning Statement, 2024 (the "PPS").
 - The PPS provides policy direction to promote efficient development and land use patterns, and to accommodate and manage a mix of residential housing. It also states that healthy, liveable and safe communities are sustained by avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas. The proposed down designation is not only preventing the efficient expansion of Crediton by designating the Site as Agriculture, but it is actively removing parts of these lands from the Settlement Area. While Option C is more consistent with these PPS policies, it still does not facilitate a logical and phased development of the Site.
 - The PPS also states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. The PPS provides direction for the efficient use of the

infrastructure in settlement areas, which is planned or available in order to avoid the need for its unjustified and/or uneconomical expansion. The development of the Site for residential purposes would be consistent with these policies of the PPS as it would efficiently and effectively use existing infrastructure.

- The down designation does not conform with the County of Huron's Official Plan. Pursuant to the County's Settlement Area Map, the Site is included within the Crediton Settlement Area. Section 7.3.1.1 states that settlement areas will continue to be the focus of development activity in Huron County. While section 7.3.1.3 permits local municipalities to adjust settlement area boundaries at the time of a comprehensive review, section 7.3.1.4 states that changes to settlement area boundaries shall provide justification from a growth planning lens with the use of the County's Best Management Practices Guide.
- The down designation does not appear to align with the Draft OP policies. In particular:
 - The proposed new policies in section 6 of the Draft OP are in relation to settlement areas generally. Proposed section 6B-1 directs that development should be concentrated and directed in these settlement areas, and that growth and development will be prioritized where there are full municipal sewer and water services. The Site has access to full municipal sewer and water services and should be prioritized for growth and development. In addition, we understand from the preliminary servicing review that Crediton has water servicing capacity, and that the relevant portion of the overall system historically runs below 50% of its design capacity. There is also capacity in the Exeter Wastewater Treatment Facility for additional development. Confirmation of the forcemains that carry the wastewater from Crediton to the Exeter Wastewater Facility needs to be confirmed through the formal planning applications. There is also sufficient land area available on the Site to accommodate stormwater management requirements.
 - The municipality's reasoning for removing the Site from the settlement area to "align with servicing design capacity" is not consistent with other sections of the Official Plan, including section 13.2.4, which permits the imposition of a "holding" provision on the zoning which can be removed upon "the satisfying of certain financial and servicing requirements specified in a subdivision or development agreement". In our opinion, if there are servicing design capacity limitations, placing an "H" on the zoning is more appropriate approach to address same as it will save the municipalities and the landowner a substantial amount of time and resources when it proceeds to redevelop the Site.

The Site consists of a large land holding with singular ownership, providing the opportunity for a comprehensively planned and scaled residential development. The Site is appropriate for residential development and can be developed efficiently, with the ability to obtain a new vehicular access from Parr Line and has access to municipal servicing. As indicated above, the owners have invested significantly on background studies and reports to support future residential development of the Site, all of which have found it appropriate. Further, Tridon Group Ltd. has put forward a development proposal that demonstrates that the Site can accommodate future road connections and be economically viable.

Sections 3 and 6 of the Draft OP

It is further noted that the Draft OP policies outline the purpose, intent and use of land designated for agricultural purposes. Section 3 of the Draft OP defines agricultural as land used for farming operations of all types, sizes, and intensities and specifically notes that the location of a municipal drain on an agricultural property enhances the area for agriculture. Our clients have concerns with this policy as the municipality may arbitrarily use it to determine that lands in settlement or more urban areas with access to drains should be down designated to agricultural lands. This may also create compatibility concerns as lands with access to municipal drains are generally in more urban areas. This policy was not revised from the prior version of the draft official plan to this Draft OP.

It is noted that our client is concerned about Section 6.D.3.3, which provides that a minimum of 30% of all new dwelling units shall be affordable. While our client is supportive of the provision of affordable housing generally, it is not clear how this policy will be implemented on a site-by-site basis and the role the County and municipality will play in reaching this target.

Conclusion

We appreciate the opportunity to submit this information, and we would respectfully request that Council and staff maintain the existing land use designation on the Site, with inclusion of 20.0 metres of land fronting Parr Line/King Street North for the purposes of access.

Please contact us if you have any questions or require further information.

Kind regards,



Caroline Baker, MCIP, RPP
Principal



Legal and Legislative Services

February 12, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

The Honourable Sylvia Jones,
Minister of Health
5th floor, 777 Bay Street
Toronto, ON M7A 2J3
Sylvia.Jones@pc.ola.org

Honourable and Dear Sir and Madam:

Re: Provincial Election Health Care Advocacy

The Municipal Council of the Town of Fort Erie at its Special Council meeting of February 11, 2025 passed the following resolution:

Whereas the Town of Fort Erie submitted a letter to the Minister of Health dated August 7, 2024, advocating for the continuation of the Douglas Memorial Urgent Care Centre as a primary care safety net in the community, which has not received a response, and

Whereas the Province of Ontario has appointed Dr. Philpott as the Chair of the New Primary Care Action Team to develop a strategy to address the shortage of primary care physicians with a mandate to attach all Ontarians to primary care in the next five years (2030), and

Whereas the Town of Fort Erie has a population of 36,000 residents, with over 8,000 who are unattached to a primary care physician, demonstrating a need for a primary care safety net locally, and

Whereas the Douglas Memorial Urgent Care Centre provides a first point of contact with our health care system for Niagara residents without a primary care physician, which will continue beyond the opening of the South Niagara Hospital in 2028, and

Whereas the Council for the Town of Fort Erie passed a resolution on October 21, 2024 requesting a continuation of funding for Douglas Memorial operations, without reduction of any funding to Niagara Health for construction and operation of the new South Niagara Hospital, and that the Premier support that resolution, and

../2

Mailing Address:

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 4:30 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterrie.ca

The Honourable Doug Ford, Premier of Ontario
 The Honourable Sylvia Jones, Minister of Health

Page two

Now, therefore, be it resolved,

That: The Town of Fort Erie Mayor and Council requests a response from the Premier of Ontario and the Minister of Health regarding submissions by the Town of Fort Erie, including letter dated August 7, 2024, the Town of Fort Erie Rural Ontario Municipalities Association presentation to the Ministry of Health, Parliamentary Assistant, Anthony Leardi, the resolution passed by the Town Council on October 21, 2024, and the Niagara Health resolution that the Town of Fort Erie presented to the Niagara Health Board on January 28, 2025, and

That: The Town of Fort Erie Mayor and Council requests that the Province of Ontario put a moratorium on the closure of urgent care centres and the implicit removal of primary care health services from the Town of Fort Erie and all small and rural communities in Ontario until Dr. Philpott's mandate is complete to ensure that all Ontarians are attached to a primary care physician, and;

That: This resolution and the information it references be forwarded to Niagara's local MPPs and all candidates seeking election in Niagara and circulated to the Rural Ontario Municipal Association and all Ontario municipalities.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Kind regards,



Ashlea Carter,
 Acting Manager, Legislative Services/Town Clerk

acarter@forterie.ca

AC:dlk

c.c: Niagara Region MPP's wgates-co@ndp.on.ca ; JStevens-CO@ndp.on.ca ; JBurch-QP@ndp.on.ca ;

sam.oosterhoff@pc.ola.org

Candidates Seeking an Election in Niagara info@niagaratinting.com; dumelie.gary@gmail.com;

shafolikapur@ontarioliberal.ca; wayne.gates@ontariondp.ca; contact@ruth-ann.ca; greenteam@gpo.ca

Rural Ontario Municipal Association roma@roma.on.ca

All Ontario Municipalities

Attachments:

The Honourable Sylvia Jones, Minister of Health Letter – August 7, 2024

The Honourable Doug Ford, Premier and The Honourable Sylvia Jones, Minister of Health Letter – October 22, 2024

Rural Ontario Municipalities Association presentation to the Ministry of Health, Parliamentary Assistant, Anthony Leardi –
 January 21, 2024

NH Board Resolution – January 28, 2024



Office of the Mayor

WAYNE H. REDEKOP

August 7, 2024

The Honourable Sylvia Jones,
Minister of Health
5th floor, 777 Bay Street
Toronto, ON M7A 2J3
Sylvia.Jones@pc.ola.org

Honourable and Dear Madam:

Re: Urgent Care Centre, Fort Erie

I appreciate the challenges that you and your Ministry face as you endeavour to ensure that every resident of Ontario has timely, effective and meaningful access to primary health care. I also appreciate the interest that you have taken in the specific issues that challenge us in Fort Erie as we attempt to establish a model that will address the need of our residents to access primary care.

The Town of Fort Erie Council recently passed a resolution calling on you and Niagara Health for a commitment to continue the operation of the Urgent Care Centre at Douglas Memorial, in Fort Erie, following the opening of the South Niagara Hospital as our primary care safety net until a viable and sustainable alternative is in place in the community. I attach a copy of that resolution. This resolution has also been supported by the City of Niagara Falls, the City of Port Colborne and the Niagara Region.

The Town administration has been working with local family physicians, other health care providers, Bridges (the local Community Health Centre), the Indigenous community, Niagara Health, the Niagara Ontario Health Team and Ontario Health West to identify the specific service needs of our residents, the resources that we can rely on to meet our residents' needs and establish the model that will ensure that the primary health care, diagnostic and associated services are in place for the long term. As the community continues to grow, the Town is taking necessary steps to ensure that all residents will be rostered with a family physician, including continued support for a local Physician Recruitment Incentive program. As you can imagine, this is a significant investment and a moving target that is elusive for municipalities across Ontario. Fort Erie estimates that over 7,000 residents are unattached to a primary care physician and all of our 34,000 residents rely on the Urgent Care for primary care health issues. Hence the absolute importance of the Urgent Care Centre at Douglas Memorial continue its operation as our primary care safety net.

.../2

Mailing Address:

The Corporation of the Town of Fort Erie
1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 4:30 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterie.ca

In July 2023, Niagara Health reduced the hours of operation of the UCC in Fort Erie (and Port Colborne) from 24 hours to essentially 10 hours (10 a.m. to 8 p.m.). This has jeopardized the access to primary care not only of unrostered patients, but for all residents of our community after available family physician working hours. The implications seem predictable: greater pressure on the Emergency Departments in Niagara Falls and Welland, lower acuity health issues using Emergency and EMS as a first point of contact, greater demand on Emergency Medical Services and offload delay pressures, delayed medical attention by those with transportation or other logistical challenges which make it difficult to seek medical service at a distance. All of these have financial impacts that erode the ability of the hospital system to provide the services required by residents. I believe that it is unlikely that the new South Niagara hospital will eliminate these concerns.

Insofar as Niagara Health is responsible for the operation of our UCC at Douglas Memorial, we understand the need to maintain a fruitful working relationship with it. Accordingly, NH has participated in our Community Health Care Services Committee and in meetings with other health care providers as we search for the model for primary care that will meet our community's needs. Regretfully, NH has recently decided that it will no longer participate in the committee or any meetings in which the Town of Fort Erie is represented for reasons best known to it. Furthermore, it removed the invitation to Fort Erie's Chief Administrative Officer and Health Services Coordinator to attend a recent meeting (Aug 2nd) with Ministry representatives, Ontario Health West, Niagara Health, the Niagara OHT and other health service partners, without an explanation to the attendees. This was very embarrassing and concerning to us and brings into question NH's ability to gain public trust and confidence as our publicly funded hospital, but more significantly, it raises community concern about its ability to understand the dynamic between operation of the UCC and our quest to find a long-term primary care solution for our residents.

We look forward to your consideration to commit to the continuation of the Urgent Care Centre beyond 2028, as our primary care safety net or until a viable and sustainable alternative is in place.

Yours very truly,



Wayne H. Redekop
Mayor

WHR:dlk
Attach
c.c C. McQueen, Chief Administrative Officer

**Town of Fort Erie - Resolutions
Regular Council**

Agenda Number: 16.2.
Resolution No. 14
Title: Councillor McDermott
Date: Monday, May 27, 2024

Moved by: Councillor McDermott
Seconded by: Councillor Christensen

Whereas Niagara Health has received approval from the Provincial Government to build a new South Niagara Hospital in Niagara Falls that will provide a range of emergency and acute care services, and

Whereas the shortage of primary care physicians in Fort Erie results in over 7,000 residents being unattached (unrostered) to a family physician, and

Whereas the Fort Erie Urgent Care Centre at Niagara Health's Douglas Memorial site provides a primary care "safety net" for the community and serves as a first point of health care contact for both attached and unattached residents who cannot receive time-sensitive primary health care, and

Whereas the Provincial Government is attempting to reduce EMS offload delays and eliminate hallway medicine arising from low acuity patients who would be better served by primary care physicians or an Urgent Care Centre providing access to the primary care "safety net", and

Whereas the viability of the health care and hospital systems in Niagara are dependent on all residents having time-sensitive access to primary health care;

Now therefore be it resolved,

That: The Town of Fort Erie advocate to the Minister of Health and Niagara Health for a commitment to continue the operation of Urgent Care Centre at Douglas Memorial in Fort Erie following the opening of the South Niagara Hospital as the primary care safety net until a viable and sustainable alternative is in place in the community, and further

That: This resolution be sent to the Niagara Region and Niagara's local area municipalities for their support and endorsement.

Carried



Legal and Legislative Services

October 22, 2024

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

The Honourable Sylvia Jones,
Minister of Health
5th floor, 777 Bay Street
Toronto, ON M7A 2J3
Sylvia.Jones@pc.ola.org

Honourable and Dear Sir and Madam:

Re: Request Provincial Funding Remain Available to Support Fort Erie's Primary Care Initiative

The Municipal Council of the Town of Fort Erie at its Council meeting of October 21, 2024 unanimously passed the following resolution:

Whereas the Douglas Memorial Hospital was built primarily with funds left by the estate of William Douglas on his death in 1929; and

Whereas the Douglas Memorial Hospital ("the Hospital") opened for operation in 1931; and

Whereas the Hospital operated in the black during all of its years of operation (1931- 1998) as a full-service hospital under the management and guidance of its own Board of Trustees; and

Whereas the Health Services Restructuring Commission ("HSRC") recommended in 1998 that Douglas Memorial continue operation as a hospital within the new Niagara Health System ("NHS"), with acute and chronic care beds, emergency and ambulatory services and a range of diagnostics; and

Whereas despite the creation of a standing committee of the NHS Board for Fort Erie, pursuant to recommendation of the HSRC, to assure local input into Board decision making and that no decision to eliminate any inpatient or emergency services would be made unless approved by such standing committee, the NHS embarked on a systematic reduction or elimination of various services at the Hospital until the adoption by the NHS of its "Hospital Improvement Plan" ("HIP") in 2008; and

Whereas pursuant to the HIP the NHS eliminated emergency and all other health care services at the Hospital in 2009, with the exception of a 24-hour Urgent Care Centre ("UCC"), chronic care beds, palliative care beds and some diagnostics, without the approval of the Hospital standing committee; and

../2

Mailing Address:

The Corporation of the Town of Fort Erie

1 Municipal Centre Drive, Fort Erie ON L2A 2S6

Office Hours 8:30 a.m. to 4:30 p.m. Phone: (905) 871-1600 FAX: (905) 871-4022

Web-site: www.forterrie.ca

Whereas in July 2023 Niagara Health (“NH”), as it is now designated, reduced the hours of operation of the Hospital UCC to 12 hours, although the public only has access to the UCC from 10 a.m. to 8 p.m. daily; and

Whereas NH has recently adopted a 3 hospital model for the future of hospital services in Niagara that intends to completely close the Hospital, resulting in no urgent, chronic or palliative or diagnostic services in Fort Erie once the new South Niagara Hospital is opened in or about 2028; and

Whereas the most recent population data available indicates that Fort Erie’s current population is 36,200, far greater than projected during deliberations with respect to Niagara Region’s new Official Plan, adopted in July 2022; and

Whereas the Niagara Region’s population is growing at a rate far greater than anticipated by the Province or NH, particularly when projections were being made for the hospital needs of South Niagara when planning for the new South Niagara Hospital; and

Whereas there are over 7,000 Fort Erie residents unattached to a primary care physician, necessitating a primary care “safety net”, such as a UCC or alternative to avoid first point of health care contact at local emergency departments; and

Whereas the UCC at Douglas Memorial forms that primary health care “safety net” in the absence of sufficient primary care physicians or service providers in Fort Erie; and
Whereas the removal of UCC services, chronic care beds, palliative care beds and diagnostics from the Hospital will result in an unreasonable and unnecessary hardship for current and future residents of Fort Erie and will foreclose the use of the Hospital as a safety valve for NH patients anywhere in Niagara in the event the new South Niagara Hospital is unable to meet the demands that the increasing population of Niagara will place on it; and
Whereas a prudent approach to managing the hospital and health care needs of Niagara, particularly South Niagara and Fort Erie, would recognize the value of retaining a fully-operational UCC, with diagnostics and clinics, as well as chronic care and palliative care beds at the Hospital; and

Whereas there is no indication that NH has any intention of changing course on its 3 hospital model for Niagara despite requests by the Town of Fort Erie to continue the services available at the Hospital; and

Whereas the residents of Fort Erie need and deserve equitable primary health care services, including 24-hour Urgent Care and associated services;

Now therefore be it resolved,

1. **That** the Council for the Town of Fort Erie requests that the Minister of Health commit to funding all necessary services at the new South Niagara hospital without the removal or reallocation of operational funding from the Douglas Memorial for the UCC and other current health services, and further

The Honourable Doug Ford, Premier of Ontario
The Honourable Sylvia Jones, Minister of Health

Page three

2. **That** the Council for the Town of Fort Erie requests that the Minister of Health direct any and all funding from the Province of Ontario for the operation of the UCC (primary care), chronic care beds and palliative care beds, and all diagnostic and associated services at Douglas Memorial remain in Fort Erie for use by Niagara Health as part of a revised hospital model for Niagara or an alternative model operated by a qualified designated health care services entity working in collaboration with the Town of Fort Erie should NH close Douglas Memorial as a hospital site, either before or following the completion and opening of the new South Niagara Hospital, and further
3. **That:** the Mayor and Town of Fort Erie staff enter into discussions with the Minister of Health and Niagara Health and such other health care providers as deemed appropriate to ensure the continued operation of primary care and other current services at Douglas Memorial, with or without the involvement of NH, and further
4. **That:** the Premier of Ontario, the Honourable Doug Ford, be requested to support this initiative, and further
5. **That:** a copy of this Resolution be provided to the Premier of Ontario, the Honourable Doug Ford; the Ontario Minister of Health, Sylvia Jones; the Prime Minister of Canada, the Honourable Justin Trudeau; the federal Minister of Health, Mark Holland; the four MPPs and MPs who represent Niagara; the Niagara Region and the other 11 local area municipalities in Niagara for support.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Peter Todd,
Manager, Legislative Services / Town Clerk

ptodd@forterie.ca

PT:dlk

cc: The Honourable Justin Trudeau, Premier of Ontario Justin.trudeau@parl.gc.ca
The Honourable Mark Holland, Federal Minister of Health mark.holland@parl.gc.ca
Lynn Guerriero, President and CEO, Niagara Health, Lynn.Guerriero@niagarahealth.on.ca
Niagara Region MPP's wgates-co@ndp.on.ca; JStevens-CO@ndp.on.ca; JBurch-QP@ndp.on.ca;
sam.oosterhoff@pc.ola.org
Niagara Region MP's Vance.Badawey@parl.gc.ca; tony.baldinelli@parl.gc.ca; Chris.Bittle@parl.gc.ca;
dean.allison@parl.gc.ca
Niagara Region
Local Area Municipalities

2025 ROMA PRESENTATION
TOWN OF FORT ERIE



**Presentation to:
Anthony Leardi, Parliamentary Assistant
to the Minister of Health
January 21, 2025**



Overview

- A leader in community Health Care
- Investing in our community
- Community profile
- Our Issue
- Our Challenges
- Current Impacts on access
- How the Province can help
- Progress with Niagara Health
- Indigenous Health Services



A Leader in Community Health Care

Community Collaboration

- Creation of a Community Health Care Services Committee with representation from Regional Public Health, Niagara Health System, Primary Care Physicians, Fort Erie Native Friendship Centre (initially established in 2003, first of its kind in Ontario)
- Conversion of former fire hall into medical clinic (underway)

Physician Recruitment

- Promoted establishment of family group practice in clinics
- Secured 4 new physicians in past 5 years – 2 new physicians in 2022/23
- 1 new physician recruitment pending
- Recent policy changes allowing streamlining and credentialing for certified physicians is removing barriers to repatriate or relocate practices to Canada.
- Attended UK/Ireland repatriation recruitment with Niagara Region



Physician Retention

- Facilitating a local family physicians network (Community of Practice)
- For over 20 years have provided physician retention incentives to address planned retirements



Education

- Partnership funding – Rural Medicine Week, Student Assistance Programs, Clerkships

Programs

- Nurse Practitioner, Mental Health, Memory Clinic
- Mobile clinics – Cancer Screening, Dental Services, REACH Mobile Bus



■ Investing in our Community

- Community Health and Wellness has been a Council priority since 1999/2000 and took on critical importance in 2008 when Douglas Memorial Hospital was converted to an Urgent Care Centre.
- Council's 2023 – 2026 Corporate Strategic Plan was unanimously supported with an enhanced focus to secure and enhance essential health care services in Fort Erie when new South Niagara Hospital opens (2028).
- Since 2012, the Town has invested over **\$2.7 million** in health-related services, as well as contributions to the Community Health & Wellness Reserve (**since 2019 - \$885,000**).
- Council committed **\$3 million** to the South Niagara Hospital and **\$150,000** toward Hospice Niagara's 10 bed hospice residence to be built in Fort Erie.



■ A Growing, Diverse Community



- Fort Erie has a population of approximately 36,000 persons. It has the perfect mix of rural and urban settings – a lot of green space but within close proximity to international airports and larger city centres.
 - Approximately 5% of our population identifies as Indigenous (First Nations, Metis, Inuit).
 - Over 156 new businesses have opened since the start of the pandemic (March 2020)
 - Strategically situated on the Canada/USA border, from a trade standpoint, Fort Erie is important as one of North America's busiest gateways. Presently about 14% of all Canada-US trade crosses at Fort Erie with access to a U.S. population of over 44 million within a daily trucking distance, including 9 marine ports of entry/exit.
- From an immigration standpoint, Fort Erie plays an important role in welcoming newcomers, working with many service providers and the Fort Erie Multicultural Centre in providing settlement programs and services.
- Thousands of visitors are attracted to the beautiful sandy beaches in Fort Erie. Our Bay Beach Master Plan improvements make the experience at our most popular beaches even better and accessible. More than 86,000 annual visitors come to the beach and tens of thousands of others come for the boating, fishing, bird-watching and cycling opportunities.
- Fort Erie continues to be identified as a strategic location for investment by Invest Ontario and Niagara Economic Development.



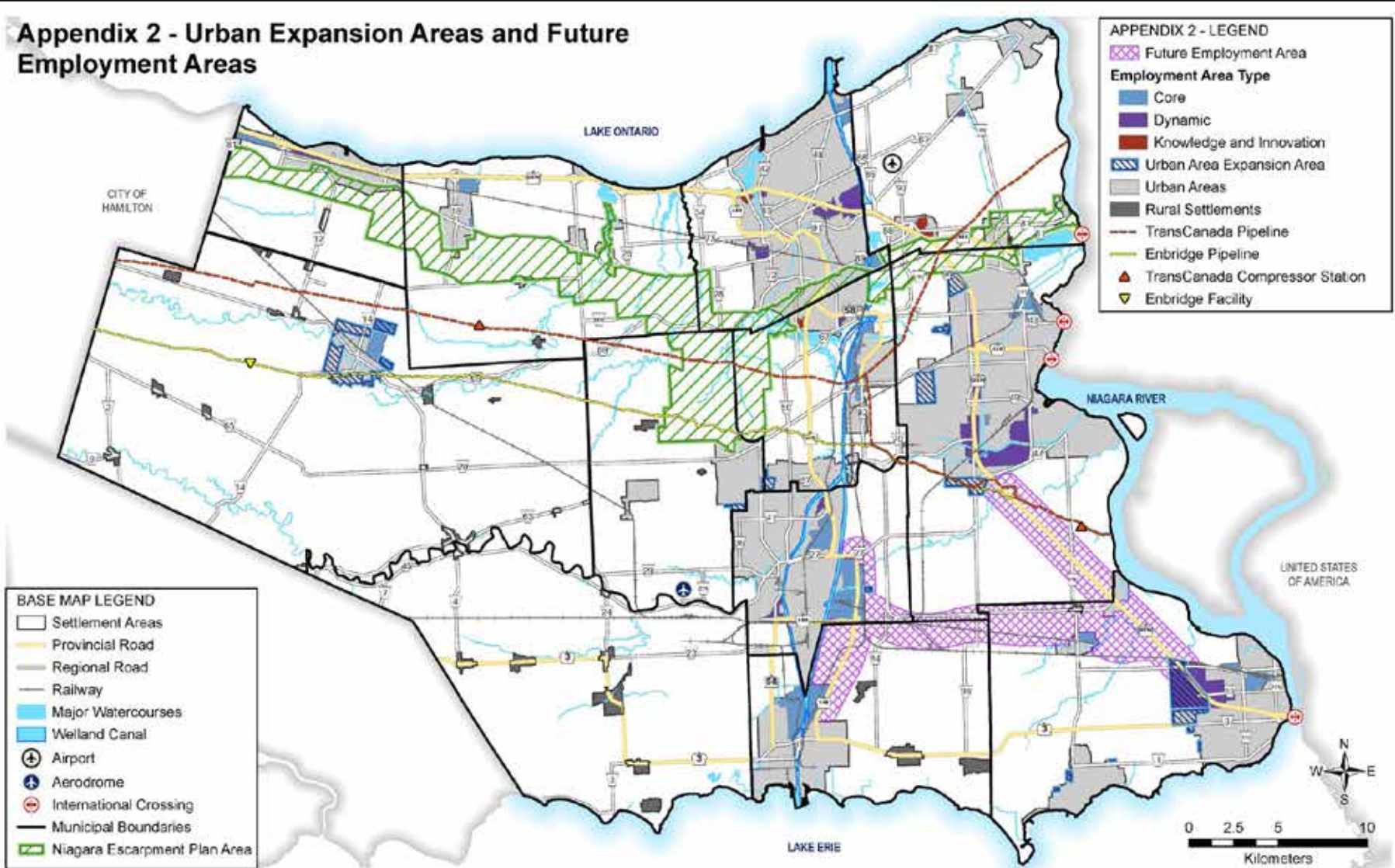
Our Issue:

- Currently, 8,000 Fort Erie residents are not rostered to a family physician in Fort Erie or not receiving care at all. *
- First point of care for unattached and many attached residents is Fort Erie Urgent Care Centre; however, service hours were reduced from 24 hour care to 10 hour care (10 a.m. to 8 p.m.), effective July 5, 2023.
- Fort Erie Urgent Care has served the community as appropriate first point of contact for lower acuity health issues (for both attached and unattached residents - 36,000) and it is considered a primary health care “**safety net**”.
- Niagara Health plans to close the Fort Erie Urgent Care in 2028, with the opening of the new South Niagara Hospital. Without a first point of contact “safety net” for low acuity health conditions, residents will go to the emergency department or call EMS.
- Primary Care was identified as a priority by the province, leading to the appointment of Dr.Philpott to address this issue.

*Ministry of Health Statistics, 2024



Appendix 2 - Urban Expansion Areas and Future Employment Areas



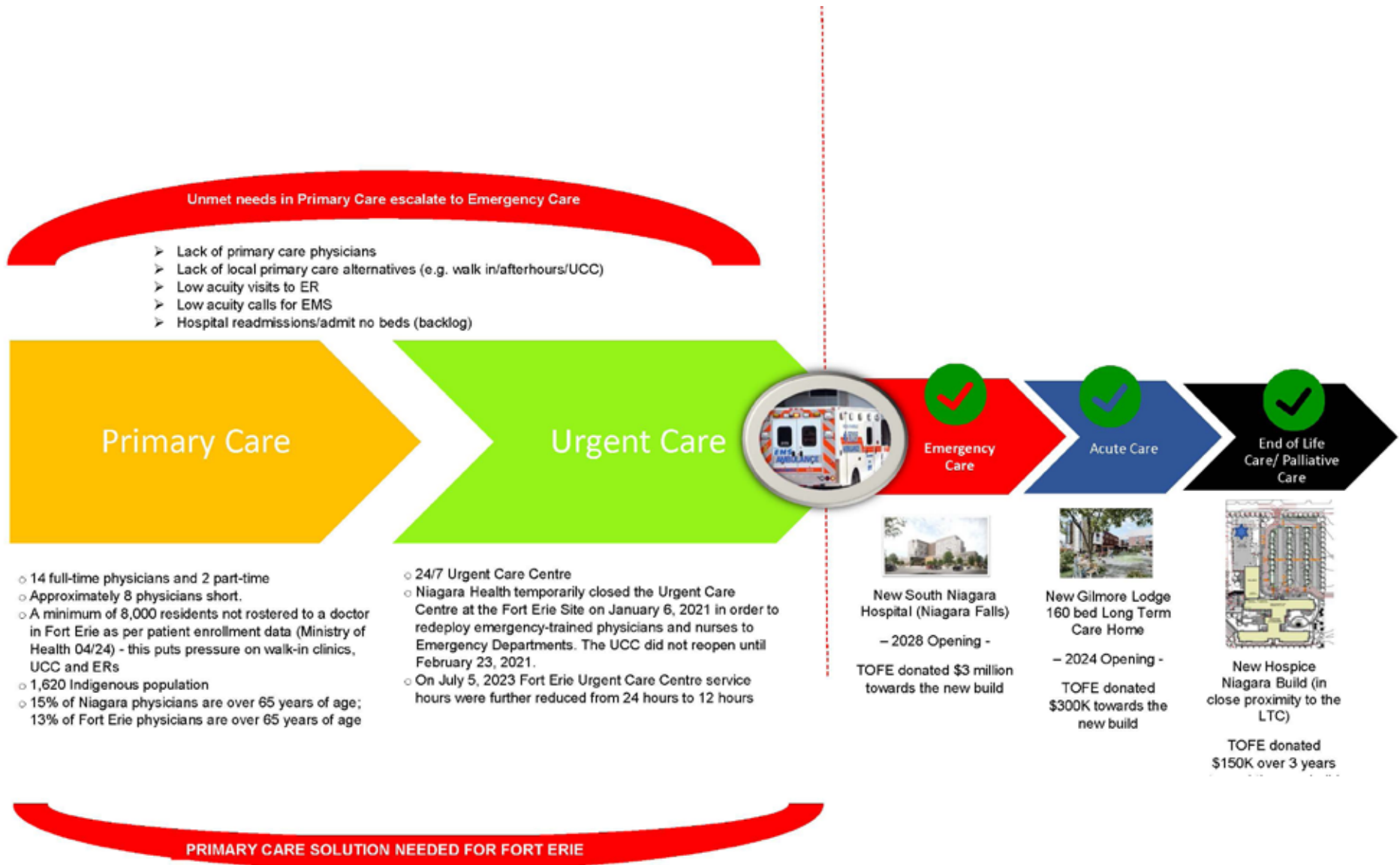
© 2021 Niagara Region and its suppliers. Projection: UTM Zone 18N CSRS, NAD83. This map was compiled from various data sources. The Niagara Region makes no representation or warranty, either expressed or implied, as to the accuracy, completeness, reliability, accuracy or otherwise of the information shown on this map.

■ Our Challenge:

- **Douglas Memorial Urgent Care Centre (UCC) needs to be available 24/7 post 2028 (when South Niagara Hospital opens) OR until an alternate plan to secure primary care services is in place for our growing community.**
- Town is working with local health service partners, Niagara Ontario Health Team, local family physicians and Community Health Centre (CHC) to collaborate on an EOI Interdisciplinary Care Team (ICT) submission as an interim measure to address primary care physician shortages. Fort Erie UCC remains as a critical primary care “safety net” to avoid emergency room crowding.
- Fort Erie is prepared to support Niagara Health as a credible and sustainable health care provider to oversee a local health service solution after 2028. Such a solution breaks down health care silos, facilitates continuity of care, and reduces pressures on hospitals (e.g. ED overcrowding; EMC offload delays) by addressing primary care access in the community.



■ Current Impacts on Access



■ Statement by the Minister

- The release of the “Your Health: a Plan for Connected and Convenient Care” includes a statement by the Minister of Health, as follows:



“Our goal is to make health care more convenient for Ontarians by connecting you to care closer to home ... we will continue to prioritize making it easier for you and your family to connect to the care you need... we are focused on connecting you to the care you need, when and where you need it.”

With the recent appointment of Dr. Philpott, the Minister also added

“There’s no one I trust more than Dr. Philpott with her considerable experience to keep moving us forward and get us across the finish line of connecting everyone in the province to more convenient primary health care within the next five years. Doing so will have enormous benefits for people’s health and wellbeing, as well as the province’s health care system by reducing pressures on emergency departments.”

■ Progress with Niagara Health:

- Niagara Health publicly stated that they are not in the primary care business.
- They confirmed plans to cease operations of the Fort Erie Urgent Care Centre upon the opening of the South Niagara Hospital.
- They plan to allocate primary care spending dollars from Fort Erie Urgent Care Centre to operations at South Niagara Hospital.
- Niagara Health has excluded town staff from local health services discussions and has withdrawn their participation on the Fort Erie Health Services Committee.



■ How the Province can help:

- Request that Niagara Health restore and continue Urgent Care hours/operations in order to provide continued services to our residents and with consideration to meet the primary and incidental health care needs for the growth that our community continues to experience.
- Provide Niagara Health with the required operational funding for the new South Niagara Hospital so that current primary care funding for the UCC remains in our community to address primary care needs.
- Work with Town, Niagara Health, the Indigenous community and local physicians to develop a funded Fort Erie Health Services Model that will provide essential, sustainable and reliable first point of contact primary care health services to all residents (attached and unattached) beyond 2028.



■ How the Province can help:

- Continue to review/update the new practice agreement for family physicians to remove barriers that would discourage a collaborative primary care facility model (e.g. distance between members/clinics, funding caps) and increase incentives or create attractive conditions for family physicians to work after hours at UCCs.
- Address health care as “one envelope” of funding vs. fractured health funding envelopes (primary care, hospitals, EMS, public health, home and community care, etc.)
- Continue to advocate for additional seats on health and medical professional training programs - opportunities for post-secondary training in Fort Erie (FEIA/ Sheridan/Niagara College).



Indigenous Health Services

Challenges:

- Indigenous community and clients already experience access to care issues. The potential closure of the Douglas Memorial Hospital and access to urgent care present more barriers to access.
- Mainstream and conventional models of health services offered through Niagara Health System (NHS) and the Ministry of Health (MOH) do not meet specific needs of Indigenous community and clients.
- Lack of physicians especially those familiar with holistic medicines.
- Lack of addiction services/harm reduction services that align to Indigenous healing journey.
- Child care pressures.
- Housing pressures.
- Transportation accessing programs out of Town is a barrier for many.



Indigenous Health Services

Success with Indigenous-led Services:

- Wellbriety -12 week program based on Medicine Wheel Teachings that connects addiction and recovery services offered at the Fort Erie Native Friendship Centre facilitation in circles that begin the healing journey using a holistic approach with a mental health component (Niagara Health System does not provide support for this model). While main stream addiction services is well-intentioned, it can be more dangerous for Indigenous people to participate in these programs and lead to additional health crises.
- Under the Rainbow Childcare Centre is open to all Fort Erie residents and currently has a large wait list due to its popular programming.
- Fort Erie Native Friendship Centre has undertaken training their own ECE workers to compliment the Childcare Centre and Head Start program.
- Fort Erie Native Friendship Centre is represented on the Town's Community Health Care Services Committee and other municipal committees, and brings thoughts and ideas that help plan for the future of the community and Indigenous Health Services.



What the Province can do to help

- Support the Town's request to continue operation of the Urgent Care Centre (UCC) beyond 2028 as a local primary care access for the Indigenous community as part of Fort Erie's primary health care "safety net". The Town's request has also been supported by the Niagara Region, City of Niagara Falls, and City of Port Colborne.
- Encourage the inclusion of the Ministry of Health and Niagara Health System in facilitating health services specific to Indigenous Health.
- Encourage the acceptance of addiction services/harm reduction with more of an Indigenous lens that will assist with the healing journey.
- Consider support for the expansion of child care services at Under the Rainbow, provided through the Fort Erie Native Friendship Centre.



Thank you for providing us with this opportunity to share with you the commitment that the Town continues to make in addressing community health care needs and discuss with you the importance of all Fort Erie residents having equitable access to comprehensive, community-based, innovative health care.

Mayor Wayne H. Redekop
Councillor Joan Christensen
Councillor George McDermott
Chris McQueen, Chief Administrative Officer





Proposed Resolution for the Niagara Health Board of Directors

Whereas, the Town of Fort Erie has clearly stated its position that the community requires a primary health care “safety net”, currently provided at the Douglas Memorial Urgent Care Centre, that should responsibly continue operation in Fort Erie until a viable alternative is in place.

Now, therefore, be it resolved that,

That the Niagara Health Board of Directors instruct Niagara Health representatives to re-engage with the Town of Fort Erie Health Services Committee to assist with local health and community service discussions; and

That Niagara Health commit to include the Town of Fort Erie Mayor, Chief Administrative Officer, Community Health Services Coordinator and/or Director of Community Services in all discussions regarding local health services that impact the Town of Fort Erie; and

That the Niagara Health Board of Directors advocate to the Minister of Health to commit to the operational funding for all necessary services at the new South Niagara hospital without the removal or reallocation of operational funding from Douglas Memorial Urgent Care Centre (primary care services) to allow the continuation of the UCC and other current health services beyond 2028 or until a sustainable alternative is established; and

That the Niagara Health Board of Directors advocate to the Ministry of Health to direct all existing provincial funding for the operation of the Douglas Memorial UCC (primary care), chronic care beds and palliative care beds, and all diagnostic and associated services to remain in Fort Erie for use by Niagara Health as part of a revised hospital model for Niagara or an alternative model operated by a qualified designated health care services entity working in collaboration with the Town of Fort Erie should Niagara Health close Douglas Memorial as a hospital site, either before or following the completion and opening of the new South Niagara Hospital; and

That the Niagara Health Board notify the Town of Fort Erie of its decisions with respect to the above resolutions.

The Town of Goderich
 57 West Street
 Goderich, Ontario
 N7A 2K5
 519-524-8344
townhall@goderich.ca
www.goderich.ca



Monday, January 20, 2025

The Honourable Doug Ford
 Premier of Ontario
 Premier's Office, Legislative Building, Room 281
 Toronto, Ontario M7A 1A1
Premier@ontario.ca

SENT VIA EMAIL

The Honourable Prabmeet Sarkaria
 Minister of Transportation
 5th Flr, 777 Bay St
 Toronto, ON M7A 1Z8
minister.mto@ontario.ca

RE: Support for an Ontario-wide licencing framework for rideshare companies

Dear Premier Ford and Minister Sarkaria,

Please be advised of the following motion that was passed at the January 13, 2025, Goderich Town Council meeting:

Moved By: Councillor Kelly

Seconded By: Deputy Mayor Noel

Whereas Rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

And Whereas, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

And Whereas, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

Therefore, Be It Resolved that the Town of Goderich Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

Be It Further Resolved that the Town of Goderich Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

Be It Further Resolved that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Lisa Thompson, Minister of Rural Affairs; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Huron; and all six neighbouring Huron County lower-tier municipalities, and all Ontario municipalities.

The Town of Goderich
57 West Street
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CARRIED

If you have any questions, please do not hesitate to contact me at 519-524-8344 ext. 210 or afisher@goderich.ca

Yours truly,



Andrea Fisher
Director of Legislative Services/Clerk
/ab

Enclosed:

1. Policy Note – Expanding Transportation Options in Ontario
2. Eastern Ontario Warden’s Caucus Letter of Support

cc: Hon. Paul Calandra, Minister of Municipal Affairs and Housing minister.mah@ontario.ca
Hon. Lisa Thompson, Minister of Rural Affairs minister.mra@ontario.ca
The Association of Municipalities Ontario (AMO) amopresident@amo.on.ca
Rural Ontario Municipal Association (ROMA) roma@roma.on.ca
Meredith Staveley-Watson, Manager of Government Relations, EOWC info@eowc.org
The Eastern Ontario Wardens Caucus, info@eowc.org
The County of Huron and all neighbouring Huron County lower-tier municipalities and all Ontario municipalities.

Policy Note - Expanding Transportation Options in Ontario

The purpose of this note is to outline the current challenges with respect to the regulation of ridesharing in Ontario and the benefits to the province that could be unlocked through a provincial regulatory framework.

[Context](#)

[Current Challenges](#)

[Municipal Interest in Ontario](#)

[Benefits of Provincial Approach](#)

[Jurisdictional Scan](#)

Context

- Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing.
- These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.
- Currently, there are several ridesharing companies operational in Ontario, including Lyft, U-Ride, Uber and others.
- Ridesharing provides a vital transportation option in communities across the province, but much of the province is still underserved by ridesharing services.

Current Challenges

The current regulatory structure has significant policy challenges that impacts the province's transportation system and economic growth. Challenges include:

- **Patchwork regulatory framework** - As the province recently demonstrated through its [One Fare](#) announcement, transportation does not stop at municipal boundaries and is increasingly regional. The regulation of ridesharing has become a patchwork regulatory system where a driver can pick up in one municipality but may not be able to pick up in the neighbouring municipality, leading to deadheading.
- **Increasing red tape** - For ridesharing companies that wish to expand in Ontario at the moment, they have to go to individual municipalities and develop bespoke compliance systems. This increases red tape and the cost of doing business in Ontario. It severely limits the ability of ridesharing companies to scale across rural Ontario.
- **Lack of rural transportation options** - Many rural municipalities in Ontario are significantly growing as a result of the Government's investment in housing and infrastructure, yet they lack sufficient transportation options for their residents. Even when options exist, they are often only available at limited times of the day.

Municipal Interest in Ontario

Due to the lack of rural transportation options and the benefits of ridesharing services, over the past months, several municipalities that do not currently have ridesharing services have expressed interest in bringing ridesharing to their communities. These include:

- **Municipality of Brighton** - Northumberland-Peterborough South
- **Township of Russell** - Glengarry-Prescott-Russell
- **City of Pembroke** - Renfrew-Nippissing-Pembroke
- **Township of Southgate** - Bruce-Grey-Owen Sound
- **Town of St. Mary's** - Perth-Wellington

Some of these communities, including Brighton, ON have already passed resolutions (see [Appendix A](#) for full resolution) declaring “support for the migration of ride-share regulations and licensing from the municipal level to the provincial level”.

Benefits of Provincial Approach

A provincial approach to the regulation of ridesharing would have considerable benefits to the Ontario economy and the people of Ontario. These benefits include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as EV manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible work opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving, which is why Uber is a proud partner of MADD Canada. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide citizens with a good reason not to drink and drive.
- **Enables innovative approaches to transit** - Uber and the Town of Innisfil co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.
- **Connectivity to higher order transit** - As Metrolinx builds out the GO RER expansion and the Ontario Northlander resumes services, more Ontarians and visitors to our

province will use these services to connect with communities. Ridesharing would help boost the success of these services by serving as a “first-mile / last-mile” solution in communities across the RER and Northlander corridors.

Jurisdictional Scan

The majority of other provinces in Canada have adapted a provincial model to the regulation of ridesharing. Some examples of provincial models include:

Province	Legislation	Website / More Information
Newfoundland and Labrador	Transportation Network Company Regulations	Transportation Network Companies (Ride-sharing Service) - Digital Government and Service NL
Quebec	Bill 17, An Act respecting remunerated passenger transportation by automobile - National Assembly of Québec	Authorized drivers or drivers of a vehicle comparable to a taxi - SAAQ
Alberta	Transportation Network Companies Regulation	Ride-for-hire services Alberta.ca
Saskatchewan	Vehicles for Hire Act Vehicles for Hire Regulations	Ridesharing services - SGI

Appendix A: Municipality of Brighton Resolution

WHEREAS, the Municipality of Brighton faces challenges related to limited access to transportation, and there exists a pressing need for a ride-sharing service to address transportation gaps within our community;

WHEREAS rideshare services are increasingly relied upon by seniors, students, visitors and tourists, and residents looking for safe, affordable, convenient, and reliable ways to travel;

WHEREAS, the standardization and consistency of regulations across municipalities, particularly in Ontario, can improve the efficiency and effectiveness of the regulatory framework;

WHEREAS, transferring the responsibility of ride-share regulations and licensing to the provincial level would contribute to a more streamlined and uniform governance structure, while eliminating associated red tape and unnecessary administrative costs;

THEREFORE, BE IT RESOLVED that the Municipality of Brighton Council hereby expresses its support for the migration of ride-share regulations and licensing from the municipal level to the provincial level;

BE IT FURTHER RESOLVED that the Municipality of Brighton Council formally requests the Government of Ontario to initiate the transfer of responsibilities in the interest of creating a more coherent and standardized regulatory framework for ride-sharing services across the province;

BE IT FURTHER RESOLVED that copies of this motion be distributed to the Honourable Doug Ford, Premier of Ontario; the Honourable Prabmeet Sarkaria, Minister of Transportation; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable David Piccini, Member of Provincial Parliament for Northumberland-Peterborough South; the Association of Municipalities of Ontario (AMO); the Eastern Ontario Wardens Caucus, the County of Northumberland; and all six neighbouring Northumberland lower-tier municipalities, and all Ontario municipalities.



October 24, 2024

The Honourable Doug Ford
Premier of Ontario
Premier's Office, Legislative Building, Room 281
Toronto, Ontario M7A 1A1
Premier@ontario.ca

The Honourable Prabmeet Sarkaria
Minister of Transportation
5th Flr, 777 Bay St
Toronto, ON M7A 1Z8
minister.mto@ontario.ca

Re: Eastern Ontario Wardens' Caucus support for an Ontario-wide licensing framework for rideshare companies

Dear Premier Ford and Minister Sarkaria,

On behalf of the [Eastern Ontario Wardens' Caucus \(EOWC\)](#), representing 103 rural and small urban municipalities across Eastern Ontario, I am writing to request that the Ontario Government strongly consider adopting a province-wide licensing framework for rideshare companies.

Municipalities across Eastern Ontario, including the County of Northumberland and Township of Russell, have been advocating for a provincial licensing framework for rideshare companies that would align Ontario with Quebec and British Columbia. Ridesharing provides a vital transportation option in communities across Ontario, but much of the province is still underserved by ridesharing services.

In many parts of the province, ridesharing is unregulated or regulated in a 'patchwork' manner. Since 2016, dozens of municipalities across Ontario have developed unique bylaws to regulate ridesharing. These bylaws cover topics such as licensing scheme, insurance requirements, driver screening standards, vehicle requirements, and fee / payment schedules.

The benefits of an Ontario-wide licensing framework of rideshare companies include:

- **Supports economic development** - As Ontario continues to attract investments in areas such as electronic vehicle (EV) manufacturing, communities across the province will need additional transportation options. Ridesharing helps people get around growing communities while also providing part-time flexible job opportunities.
- **Connects communities** - The current patchwork regulatory structure does not reflect the reality of regional transportation, which does not stop at municipal borders. Similar to the One Fare approach of the government, a provincial regulatory framework would allow people to use ridesharing to move seamlessly between communities in the province.
- **Helps reduce impaired driving** - Research shows that the presence of ridesharing in a community can help reduce impaired driving. In many rural communities, transportation options are often sparse or unavailable late at night, which can lead some individuals to choose to drive impaired. A provincial regulatory framework would allow ridesharing to expand more easily into these communities and provide people with a safe ride option.
- **Enables innovative approaches to transit** – As one example of innovative partnerships, the Town of Innisfil and Uber Canada co-designed a custom transit solution, named Innisfil Transit. With a touch of a button, residents are offered flat fare rides to popular destinations, such as the train station, the recreation complex, or the Innisfil Employment Area. Since the launch of Innisfil Transit, thousands of residents have taken trips to connect with the commuter rail station, get to work, go out with friends, or visit their doctor.

Premier Ford and Minister Sakaria, we thank you for your consideration of this important issue. As always, the EOWC remains a trusted partner and welcomes continued collaboration and opportunities for open dialogue on behalf of our member municipalities.

Sincerely,

A handwritten signature in black ink, appearing to read 'PEM', with a long horizontal flourish extending to the right.

Peter Emon
Chair, 2024
Eastern Ontario Wardens' Caucus
Info@eowc.org

CC: Hon. Paul Calandra, Minister of Municipal Affairs and Housing
minister.mah@ontario.ca

Hon. Lisa Thompson, Minister of Rural Affairs
minister.mra@ontario.ca

The Association of Municipalities Ontario (AMO)
amopresident@amo.on.ca

Rural Ontario Municipal Association (ROMA)
roma@roma.on.ca

Meredith Staveley-Watson, Manager of Government Relations, EOWC
info@eowc.org



Municipality of Northern Bruce Peninsula

56 Lindsay Road 5, R.R. #2, Lion's Head, ON N0H 1W0

Telephone: 1-833-793-3537 | Fax: (519)-793-3823

www.northbrucepeninsula.ca

Notice of Motion

RE: Proposed Mandate that all new cars and trucks sold in Canada be equipped with a tow hook

#06-06-2025

Moved by Rod Anderson

Seconded by Aman Sohrab

Whereas following a major snowstorm throughout the Municipality of Northern Peninsula during the week of January 27th, 2025, several abandoned vehicles were left on municipal roads causing many problems with road clearing procedures; and

Whereas these abandoned vehicles had no means of towing, due to the lack of a tow hook and area tow trucks were busy with the volume of calls and/or road closures;

And further be it resolved that the Municipality of Northern Bruce Peninsula sees that there is merit, to having tow hooks installed on new vehicles throughout the Province of Ontario; and

Further that a copy of this motion be sent to the Automobile Manufacturing Companies in Ontario, Municipalities throughout Ontario, the Premier of Ontario, Canadian Towing Association and MPP for Bruce-Grey-Owen Sound

Signed


Councillor Todd Dowd



Municipality of Northern Bruce Peninsula

56 Lindsay Road 5, R.R. #2, Lion's Head, ON N0H 1W0

Telephone: 1-833-793-3537 | Fax: (519)-793-3823

www.northbrucepeninsula.ca

Notice of Motion

RE: Cell Towers and their Associated Maintenance

#06-05-2025

Moved by Aman Sohrab

Seconded by Laurie (Smokey) Golden

Whereas the Municipality of Northern Peninsula experienced several power outages in the fall of 2024;

Whereas this resulted in loss of cellular services that was caused by a faulty generator on the cell tower site and, the entire Northern Bruce Peninsula had no cellular and/or communication services; and

Whereas intermittent or complete lack of cellular services and maintenance of current cellular infrastructure in rural communities creates a significant barrier to access to emergency services, negatively affects emergency response time, and increase public safety risk;

Therefore, it is resolved that Canada and the Province of Ontario set targets to close gaps in cellular service in rural communities and mandate service providers in partnership with all levels of government to develop a 48-hour maximum maintenance period for repairing of cellular infrastructure;

Further that a copy of this motion be sent to the Federal Department of innovation, Science and Economic Development Canada (ISED), Municipalities throughout Ontario, MP for Bruce-Grey-Owen Sound, Alex Ruff and MPP for Bruce-Grey-Owen Sound

Signed

A handwritten signature in black ink that reads "Todd Dowd".

Councillor Todd Dowd



February 24, 2025

Kendra Webster
Legislative & Licensing Coordinator
Corporation of the Municipality of South Huron
322 Main Street South, P.O. Box 759
Exeter, ON N0M 1S6

Sent via Email: kwebster@southhuron.ca

Re: Heritage Perth Advisory Panel - Support Municipality of South Huron's address to the Province - Amendment to the Ontario Heritage Act

Please be advised that the Council of the Town of Perth, at their regular meeting held on Tuesday, February 18, 2025, passed the following Motion:

Motion - Heritage Perth Advisory Panel - Support Municipality of South Huron's address to the Province - Amendment to the Ontario Heritage Act

Be it resolved that the Council of the Town of Perth as recommended by the Heritage Perth Advisory Panel, support the letter from the Municipality of South Huron addressed to the province, requesting reconsideration of the amendment to Subsection 29(1.2) of the Ontario Heritage Act by way of a resolution.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Noël".

Amanda Noël
Director of Legislative Services/Clerk



Office of the City Clerk
 Woodstock City Hall
 P.O. Box 1539
 500 Dundas Street
 Woodstock, ON
 N4S 0A7
 Telephone 519-539-1291

February 25, 2025

The Honourable Doug Ford, Premier of Ontario
 80 Wellington Street
 Ottawa, ON K1A 0A2

Via email: premier@ontario.ca

At the regular meeting of Woodstock City Council held on February 20, 2025, the following resolution was passed:

“Whereas speeding, distracted driving, and impaired driving are among the leading causes of driving related collisions, injuries, and fatalities in Ontario; and,

Whereas municipalities are called upon to modify driver behaviour through expensive infrastructure and even more expensive policing; and,

Whereas infrastructure and policing are inherently limited in their effectiveness at reducing speed and distracted driving, and entirely ineffective at reducing impaired driving;

Therefore be it resolved that the City of Woodstock calls on the Provincial and Federal governments to do everything in their power to limit speeding, distracted driving, and impaired driving, and thereby reduce collisions, injuries, and fatalities in our communities; and,

That the City of Woodstock specifically requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead, which will allow Ontario's rural municipalities to make the critical investments needed to reduce the number of people being killed and seriously injured on Ontario's rural roads; and,

That City of Woodstock Staff work with Oxford County and all Oxford municipalities on the feasibility of implementing a long term Vision Zero Policy and the Good Roads Rural Road Safety strategy across all of Oxford; and,

That a copy of this resolution be forwarded to the Ontario Premier, Ontario Minister of Transportation, Ontario Minister of Infrastructure, Ontario Minister of Agriculture, Ontario Minister of Rural Affairs, Ontario Associate Minister of Emergency Preparedness and Response, and Ontario Minister of Health; and,

FURTHER THAT this resolution be circulated to all Oxford police services boards, Safe

and Well Oxford, Good Roads, and all municipalities in Ontario requesting their support.”

Yours Truly,

Jeff Bunn
Manager, Legislative Services/ Deputy City Clerk
City of Woodstock

Cc.

The Hon. Prabmeet Sarkaria, Minister of Transportation - prabmeet.sarkaria@pc.ola.org

The Hon. Kinga Surma, Minister of Infrastructure - kinga.surmaco@pc.ola.org

The Hon. Rob Flack, Minister of Agriculture - minister.omafra@ontario.ca

Trevor Jones, Associate Minister of Emergency Preparedness and Response -
trevor.jones3@ontario.ca

The Hon. Sylvia Jones, Minister of Health - sylvia.jones@ontario.ca

Woodstock Police Services - nnovacich@woodstockpolice.ca

Police Services Board - oapsb@oapsb.ca;

Safe and Well Oxford – safewelloxford@gmail.com

Good Roads - info@goodroads.ca

Association of Municipalities Ontario - amo@amo.on.ca

Rural Ontario Municipal Association (ROMA) - roma@roma.on.ca

And all municipalities in Ontario



February 12, 2025

The Honourable Peter Bethlenfalvy
Minister of Finance
Sent via email: Minister.fin@ontario.ca

Re: TAMPO Letter Regarding Pre-Budget Announcement

Please note that at their regular meeting on February 4, 2025, the Council of the Municipality of Huron East discussed the above noted matter and the following motion was passed:

That the Council of the Municipality of Huron East support the motion from the Municipality of South Huron regarding the TAPMO letter regarding a pre-budget Announcement.

Should you have any questions, please feel free to contact the undersigned.

Regards,

A handwritten signature in cursive script, appearing to read "Rudy".

Jessica Rudy
Clerk
clerk@huroneast.com
JR:ab

cc: Kendra Webster, Legislative & Licensing Coordinator, Municipality of South Huron;
Minister of Municipal Affairs and Housing, Hon. Paul Calandra;
Avon Maitland District School Board;
Huron-Perth Catholic District School Board;
MPP Huron-Bruce, Hon. Lisa Thompson;
AMO;
ROMA;
MPAC;
TAPMO

**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

January 15, 2025

Via email: Peter.Bethlenfalvy@pc.ola.org

Ministry of Finance
Frost Building South
7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Peter Bethlengalvy,

Re: TAPMO Letter Regarding Pre-Budget Announcement

Please be advised that South Huron Council passed the following resolution at their January 13, 2025 Regular Council Meeting:

Motion: 15-2025

Moved: M. Vaughan

Seconded: T. Oke

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the

systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Municipality of South Huron strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

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www.southhuron.ca

2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.

3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.

4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

5. Further, be it resolved that the Council of the Municipality of South Huron supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Municipal Affairs and Housing, Hon. Paul Calandra, Paul.Calandra@pc.ola.org; Avon Maitland District School Board, info@amdsb.ca; Huron-Perth Catholic District School Board, info@huronperthcatholic.ca; MPP Huron-Bruce, Hon. Lisa Thompson, Lisa.Thompson@pc.ola.org; AMO, resolutions@amo.on.ca; ROMA, roma@on.ca; MPAC, John.Young@mpac.ca; TAPMO, info@tapmo.ca, All Ontario Municipalities



Finance Minister Chrystia
Freeland
VIA EMAIL:
chrystia.freeland@parl.gc.ca

Hon. Paul Calandra
VIA EMAIL:
minister.mah@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

December 13, 2024

Association of Municipalities
of Ontario (AMO)
VIA EMAIL:
amo@amo.on.ca

Top Aggregate Producing
Municipalities of Ontario
(TAPMO)
VIA EMAIL:
info@tapmo.ca

Rural Ontario Municipalities
Association (ROMA)
VIA EMAIL:
roma@roma.on.ca

Hon. Ted Arnott, MPP
VIA EMAIL:
ted.arnottco@pc.ola.org

RE: TAPMO Letter regarding Pre Budget Announcement

Please be advised that Township of Puslinch Council, at its meeting held on November 27, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-430:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda items listed with the exception of items 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information; and

Whereas the Township of Puslinch Council supports the information provided by TAPMO to member municipalities of TAPMO; and

Whereas the Township of Puslinch Council sees the value and significance of circulating this information provided by TAPMO to all Ontario municipalities;



Therefore, that Council directs staff to forward items 6.10, 6.11, and 6.12 to all Ontario municipalities; and

That Council direct staff to forward the following resolution to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation:

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance’s plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government’s actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario’s legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited then aggregate industry, and the new



property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Township of Puslinch strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.

2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.

3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.

4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

5. Further be it resolved that the Council Township of Puslinch supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA,



Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities, Municipal Property Assessment Corporation (MPAC), Local school board trustees



Top
Aggregate
Producing
Municipalities of
Ontario

Sent via email

November 1, 2024

Premier Doug Ford
Legislative Building
Quenn's Park
Toronto, ON M7A 1A1

Minister of Finance Peter Bethlenfalvy
Ministry of Finance
Frost Building South, 7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Premier Ford and Minister Bethlenfalvy:

Re: Pre Budget Announcement

As you are aware there was a lengthy Assessment Review Board hearing as well as a divisional court ruling increasing the taxes paid by the aggregate sector due to an inappropriate tax relief mechanism implemented by MPAC.

TAPMO recognizes funding for rural, small and northern municipalities is proposed to see an increase in OMPF funding. This increase is very much appreciated. This increase will begin to address the farm tax rebate shortfalls that rural, small and northern municipalities have been experiencing under the former program. Increasing this funding ensures all Ontarians are supporting farmers and not just the residents that call home to small, rural and northern communities. The impact of Provincially significant programs needs to be absorbed by all Ontarians.

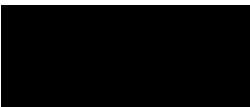
If it is the desire of the Government to provide special treatment to one sector and burdening this special treatment on small, rural and northern communities (where most aggregate operations exist), TAPMO is of the opinion that an aggregate subsidy is not appropriate and should be borne by all Ontarians.

The pre budget announcement provides \$200 to every Ontarian, adding approximately \$3 billion to the Ontario budget. If the Government is willing to add \$3 billion to the deficit. Carrying over the 95% reduction in education tax relief absorbed by all Ontarians for 2024, would have added \$7 million to the total deficit for 2025 or 0.11666667% additional deficit.

TAPMO request the following questioned to be answered:

Explain the justification of increasing taxes on small, rural and northern municipalities which are host to most aggregate operations, to provide a preferential tax relief to the aggregate sector, versus absorbing any relief through increased deficit for all Ontarians?

Yours truly,


James Seeley
Board Chair

Ministry of FinanceProvincial-Local
Finance DivisionFrost Building North
95 Grosvenor Street
Toronto ON M7A 1Y7**Ministère des Finances**Division des relations provinciales-
municipales en matière de financesÉdifice Frost nord
95 rue Grosvenor
Toronto ON M7A 1Y7

October 31, 2024

His Worship James Seeley
Chair, Top Aggregate Producing Municipalities of Ontario (TAPMO)
jseeley@puslinch.ca

Don MacLeod
Executive Director, TAPMO
executivedirector@tapmo.ca

Dear Mayor Seeley and Mr. MacLeod:

Thank you for your letter about the new aggregate extraction property class.

As noted in my letter of October 3, the Province will be setting municipal tax ratios and education tax rates for the new aggregate extraction property class to provide tax mitigation for properties in the class. The plan is to provide an overall \$6M tax reduction to properties in the class relative to the original 2024 tax level, comprised of \$3M municipal tax and \$3M education tax. While the specific tax ratios and impacts will not be available until after the assessments for 2025 are finalized by the Municipal Property Assessment Corporation (MPAC), the intention is that municipalities overall will still benefit from the majority of the incremental tax revenues that resulted from the assessment methodology changes implemented by MPAC for 2024.

More details will be shared when they become available. We appreciate the importance of providing municipalities with as much time as possible to support their budgetary planning. We have taken note of your request to receive this information by November 30th and will endeavour to provide the data as close to this date as possible.

Regarding your request that TAPMO be included in consultations during 2025, that is an important part of our plan. We will be reaching out to TAPMO as well as the aggregate sector, and working with MPAC and the Ministry of Natural Resources, to seek more detailed information regarding aggregate activities and discuss possible updates to the definition of the property class.

The government understands the challenges small and rural municipalities face. In this regard, in the 2024 Fall Economic Statement announced the Ontario Municipal Partnership Fund will be increased by \$100 million (20% increase) annually. This will be phased in over two years with an immediate \$50 million increase in 2025.

November Newsletter



INTRODUCING TAPMO'S EXECUTIVE DIRECTOR

Don MacLeod held the position of Chief Administrative Officer for the Township of Zorra from 1996 to 2024. The Township of Zorra is in the top 10 aggregate producing municipalities in Ontario. Recently, Don transitioned into the role of Executive Director for TAPMO. With this wealth of experience, Don is particularly well-suited to continue the success of TAPMO in developing a sustainable plan for aggregate extraction across Ontario.

NOVEMBER HIGHLIGHTS

- **Introducing Don MacLeod, TAPMO Executive Director**
- **Aggregate Property Taxation Assessment Challenges: What to expect in 2025**
- **Meet the Board of Directors and membership!**

STAY CONNECTED

What to stay in the know?

Visit the TAPMO website to review agendas and minutes from previous meetings:

<https://www.tapmo.ca/resources#agenda>

Next TAPMO meeting: Monday November 18, 2024 @ 2:30pm



[tapmo.ca](https://www.tapmo.ca)
executivedirector@tapmo.ca

November Newsletter

Property Taxation Changes and Concerns for Municipalities

Following an appeal decision of the Divisional Court, the Municipal Property Assessment Corporation (MPAC) revised the assessment methodology and property tax classification of aggregate sites to ensure sector-wide consistency, resulting in tax changes for pits and quarries across the province for 2024 (an increase of \$12M municipal and \$5M education). These properties continue to be assessed based on the province-wide valuation date of January 1, 2016, but the methodology used to derive those values has been modified in line with the court ruling. This legal process was spearheaded by Wellington County. In a troubling response to the Divisional Court decision, the Ministry of Finance has introduced a one-time (2024) \$7 million education tax reduction, to mitigate the impact of these changes on the aggregate industry. This reduction will be absorbed by the province through a 95% reduction in education taxes, which is the first time this kind of a subsidy is being provided by the province for any industry.

Looking ahead to the 2025 tax year, a new aggregate property sub-class is set to be introduced, but the intent to create improved tax stability and predictability feels hollow. The sub-class will result in a \$6 million subsidy for the aggregate industry, \$3 million of which is being transferred back to the municipal (primarily residential) tax base. The tax subsidy will be funneled through a temporary property tax sub-class within the industrial property category, with MPAC and local municipalities tasked with its implementation. However, the claim that this newly established sub-class will provide stability and predictability raises serious concerns. Instead of genuinely addressing the inequities in the system, it seems to merely provide an unwarranted tax break to the aggregate industry, while shifting the burden onto municipal taxpayers and perpetuating an unjust structure.

The government's approach appears to prioritize the interests of the aggregate sector over the financial realities faced by municipalities and their constituents. MPAC's collaboration with the aggregate sector and the Ministry of Finance (MOF) to gather detailed information on aggregate sites may result in more of the same, rather than meaningful reform. While the government claims this refined data will support future discussions with the Ontario Stone, Sand & Gravel Association (OSSGA) and municipalities, the focus seems skewed toward accommodating industry demands rather than ensuring fairness and accountability for all taxpayers. This direction threatens to undermine any hope of establishing a principled and sustainable approach to aggregate taxation, leaving communities to bear the consequences.

November Newsletter

Property Taxation Changes and Concerns for Municipalities

continued from page 2

In light of these changes, TAPMO wishes to voice serious concerns regarding the new tax class ratio established by the Ministry of Finance. Contrary to fostering a revenue-neutral outcome, this adjustment is expected to lead to \$3 million being refunded directly from local taxpayers to the aggregate industry starting in 2025 and beyond. Neither the Ministry nor representatives from the aggregate industry have provided sufficient justification for what seems to be a residential taxpayer-funded subsidy to benefit a for-profit industry. Concerns from both the Ministry of Finance and the aggregate sector highlight that potential cost increases for residential housing stemming from the Assessment Review Board (ARB) ruling have not been adequately assessed or documented. Claims suggesting a mere \$3-4 increase per Ontarian fail to capture the disproportionate impact this assessment framework will have on rural residents, who predominantly host these aggregate operations.

The OSSGA has yet to provide conclusive evidence of the industry's inability to contribute its fair share of taxes. In fact, TAPMO has presented evidence indicating that aggregate producers can meet their tax obligations. For example, Dufferin (CRH) paid \$2 million in royalties to the University of Guelph in 2023, while St. Mary's Cement (CBM Canada) reported total net revenues of \$109,785,000 USD for aggregate products in their 2022 financial statements.

While TAPMO recognizes that tax increases on any property class may be unpopular, we argue that the aggregate industry has long benefited from an inappropriate tax discount. The Divisional Court ruling clarified that MPAC lacked the authority to grant such tax relief. The municipal taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry has come to expect. The new property tax class ratio fails to maintain revenue neutrality and threatens to erode trust in Ontario's legal frameworks. Ontarians deserve confidence that these processes are respected and upheld.

TAPMO remains committed to advocating for fair and equitable taxation practices that support both municipal taxpayers and the sustainability of our communities. The future of Ontario's aggregate taxation framework must prioritize transparency, fairness, and the principles of revenue neutrality.

November Newsletter

Property Taxation Changes and Concerns for Municipalities - What's Next?

TAPMO is urging members to raise awareness of this issue by requesting your Municipal Council consider supporting the following motion:

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council [INSERT MUNICIPALITY] strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

1. Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.
2. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.
3. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.
4. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.
5. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

Further be it resolved that the Council [INSERT MUNICIPALITY] supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.



Chair
Mayor James Seeley
 Township of Puslinch



Vice-Chair
Mayor Jennifer Coughlin
 Township of Springwater

Board of Directors



Mayor Dave Barton
 Township of Uxbridge



Mayor Jim Hegadorn
 Loyalist Township



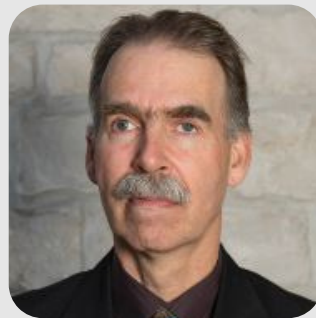
Councillor Tony Brunet
 Town of Lincoln



Mayor Kevin Eccles
 Municipality of West Grey



Deputy Mayor Peter Lavoie
 Township of Oro-Medonte



Councillor Matthew Bulmer
 County of Wellington



Deputy Mayor Katie Grigg
 Township of Zorra

TOWNSHIP OF
Southgate



TOWNSHIP OF
EAST GARAFRAXA



TOWN OF
MONO



Jump In

CITY OF
Burlington



WOOLWICH
 TOWNSHIP

TOWN OF
ERIN



Township of
Springwater



Town of
Lincoln



Township of
SOUTH-WEST OXFORD





Top
Aggregate
Producing
Municipalities of
Ontario

October 24, 2024

Sent via email

Minister of Finance Peter Bethlenfalvy
Ministry of Finance
Frost Building South, 7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Minister Bethlenfalvy:

Re: Aggregate Assessment

I am writing to raise TAPMO's concerns with the new tax class ratio for aggregate operations that does not maintain a revenue neutral outcome. TAPMO has been informed that the new tax class ratio will result in \$3 million of assessment being refunded to the aggregate industry for 2025 and beyond.

To date, neither the Ministry nor the aggregate industry has provided any justification for this residential taxpayer funded subsidy. The concerns raised by the MOF and the aggregate industry indicate that the potential cost increase for residential housing resulting from the ARB ruling applied across the province has not been thoroughly assessed or documented. Impacts of \$3-4 dollars per Ontarian are not accurate. Most aggregate operations are located in rural municipalities, thus rural residents will be providing this relief on a disproportionate level.

I would draw your attention to the developments in the Town of Erin. Developers are largely paying nearly \$200 million in up-front cost to build a wastewater treatment facility. This cost will be a direct pass through to the cost of the homes serviced by the treatment plant. In comparison, a revenue neutral tax class would be adding less than a quarter dollar to the cost of per tonne of aggregate.

Generally speaking, in Ontario, the provincial framework we strive to achieve is known at the municipal level as "Growth pays for Growth". Taxing aggregate properly brings us as a society closer to achieving that result. The aggregate tax class ratio does not support the revenue neutral tax outcome, nor does it support the principle of "Growth pays for Growth".

The OSSGA has failed to bring definitive evidence of the industry's inability to pay their fair share of taxes. Quite contrary, TAPMO has provided evidence of the ability of producers to pay their fair share. We are referencing the royalties Dufferin paid the University of Guelph (\$2 million in 2023). Further to the point, St. Mary's Cement's (CBM Canada) audited 2022 Financial Statements indicate a total net revenue for aggregate products at a whopping \$109,785,000 USD.

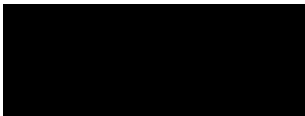
TAPMO recognizes that any increase of taxes on any property class would likely not be welcome. Unfortunately, as recorded in the Divisional Court decision, MPAC did not have the legislative authority to be providing tax relief (page 12 note 55 of the decision) that the industry experienced from 2016 onward. The aggregate industry is accustomed to an inappropriate tax discount. In TAPMO's view, residential taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry had come to expect. We respectfully reassert our position that OSSGA has not brought forward evidence to support their claim, other than highlighting the displeasure of paying more taxes. We have also not received evidence from the MOF supporting this relief for 2025 and beyond.

Lastly, we are deeply concerned that the lengthy and expensive legal process undertaken by Wellington County, and the decisions ordered by both the Assessment Review Board and Divisional Court is being undermined. This is particularly concerning given that the ARB decision was upheld. The new property tax class ratio fails to maintain a revenue-neutral tax assessment and undermines the legal process, which incurred significant costs for Wellington County taxpayers. This is extremely disturbing; Ontarians must have confidence in the legal processes in Ontario. Undermining the ARB assessment through a property tax class ratio that does not preserve revenue neutrality erodes that trust.

It is essential that discussions be inclusive and that any future assessment changes involve a fair and balanced approach in consultation with municipal partners, not just the aggregate sector.

TAPMO thanks the Ministry for the opportunity to comment on this very important issue and we look forward to strengthening this relationship.

Yours truly,

A solid black rectangular box used to redact the signature of James Seeley.

James Seeley
Board Chair



Municipality of Killarney

February 13, 2025

Honourable Peter Bethlenfalvy
Email Only: peter.bethlenfalvy@pc.ola.org

Dear Minister:

Re: TAPMO Letter Regarding Pre-Budget Announcement

Attached hereto is Resolution #25-040 that was passed by the Council of the Municipality of Killarney at their Regular Meeting held February 12th, 2025.

The Municipality of Killarney supports Resolution No. 2024-430 passed by the Township of Puslinch on November 27th, 2024, and Motion: 15-2025 passed by the Municipality of South Huron on January 13th, 2025 which strongly object to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the Provincial Government to reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers (*see attached resolution for further information*).

We look forward to your favorable reply regarding this request.

Sincerely,
THE MUNICIPALITY OF KILLARNEY

(Mrs.) Angie Nuziale,
 Administrative Assistant

cc: *Municipality of South Huron*
Township of Puslinch
Honourable Chrystia Freeland, Minister of Finance
Honourable Paul Calandra, Minister of Municipal Affairs & Housing
Association of Municipalities of Ontario
Rural Ontario Municipal Association
TAPMO
Local MPPs

Word: Letters-TAPMO-Prebudget-13-02-2025

Main Office:

32 Commissioner Street
 Killarney, Ontario
 P0M 2A0

Tel: 705-287-2424
 Fax: 705-287-2660

E-mail:
inquiries@municipalityofkillarney.ca

Public Works Department:

1096 Hwy 637
 Killarney, Ontario
 P0M 2A0

Tel: 705-287-1040
 Fax: 705-287-1141

website:
www.municipalityofkillarney.ca



*The Corporation of the Municipality of Killarney
32 Commissioner Street
Killarney, Ontario
P0M 2A0*

MOVED BY: Robert Campbell

SECONDED BY: Peggy Roque

RESOLUTION NO. 25-040

BE IT RESOLVED THAT the Municipality of Killarney support Resolution No. 2024-430 passed by the Township of Puslinch on November 27th, 2024, and Motion: 15-2025 passed by the Municipality of South Huron on January 13th, 2025 which strongly object to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the Provincial Government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.
2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.
3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.
4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.
5. Further be it resolved that the Council for the Municipality of Killarney supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

FURTHER THAT this resolution be forwarded to all those noted in the resolutions passed by the Township of Puslinch and the Municipality of South Huron.

-2-

Resolution Result	Recorded Vote		
	Council Members	YES	NO
<input checked="" type="checkbox"/> CARRIED	Mary Bradbury		
<input type="checkbox"/> DEFEATED	Robert Campbell		
<input type="checkbox"/> TABLED	Dave Froats		
<input type="checkbox"/> RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
<input type="checkbox"/> PECUNIARY INTEREST DECLARED	Michael Reider		
<input type="checkbox"/> WITHDRAWN	Peggy Roque		

I, Gilles Legault, Deputy Clerk-Treasurer of the Municipality of Killarney do certify the foregoing to be a true copy of Resolution #25-040 passed in a Regular Council Meeting of The Corporation of the Municipality of Killarney on the 12th day of February 2025.

Gilles G. Legault
 Deputy Clerk-Treasurer



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

January 15, 2025

Via email: Peter.Bethlenfalvy@pc.ola.org

Ministry of Finance
Frost Building South
7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Peter Bethlenfalvy,

Re: TAPMO Letter Regarding Pre-Budget Announcement

Please be advised that South Huron Council passed the following resolution at their January 13, 2025 Regular Council Meeting:

Motion: 15-2025

Moved: M. Vaughan

Seconded: T. Oke

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the

systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Municipality of South Huron strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

NOM 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

www.southhuron.ca

2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.

3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.

4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

5. Further, be it resolved that the Council of the Municipality of South Huron supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

Please find attached the originating correspondence for your reference.

Respectfully,

Kendra Webster, Legislative & Licensing Coordinator

Municipality of South Huron
kwebster@southhuron.ca
519-235-0310 x. 232

Encl.

cc: Minister of Municipal Affairs and Housing, Hon. Paul Calandra, Paul.Calandra@pc.ola.org; Avon Maitland District School Board, info@amdsb.ca; Huron-Perth Catholic District School Board, info@huronperthcatholic.ca; MPP Huron-Bruce, Hon. Lisa Thompson, Lisa.Thompson@pc.ola.org; AMO, resolutions@amo.on.ca; ROMA, roma@on.ca; MPAC, John.Young@mpac.ca; TAPMO, info@tapmo.ca, All Ontario Municipalities



Finance Minister Chrystia
Freeland
VIA EMAIL:
chrystia.freeland@parl.gc.ca

Hon. Paul Calandra
VIA EMAIL:
minister.mah@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

December 13, 2024

Association of Municipalities
of Ontario (AMO)
VIA EMAIL:
amo@amo.on.ca

Top Aggregate Producing
Municipalities of Ontario
(TAPMO)
VIA EMAIL:
info@tapmo.ca

Rural Ontario Municipalities
Association (ROMA)
VIA EMAIL:
roma@roma.on.ca

Hon. Ted Arnott, MPP
VIA EMAIL:
ted.arnottco@pc.ola.org

RE: TAPMO Letter regarding Pre Budget Announcement

Please be advised that Township of Puslinch Council, at its meeting held on November 27, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-430:

Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda items listed with the exception of items 6.10, 6.11, and 6.12 for NOVEMBER 27, 2024 Council meeting be received for information; and

Whereas the Township of Puslinch Council supports the information provided by TAPMO to member municipalities of TAPMO; and

Whereas the Township of Puslinch Council sees the value and significance of circulating this information provided by TAPMO to all Ontario municipalities;



Therefore, that Council directs staff to forward items 6.10, 6.11, and 6.12 to all Ontario municipalities; and

That Council direct staff to forward the following resolution to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation:

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance’s plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government’s actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario’s legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited then aggregate industry, and the new



property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council of the Township of Puslinch strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.

- 1. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.**
- 2. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.**
- 3. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.**
- 4. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.**
- 5. Further be it resolved that the Council Township of Puslinch supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and**
Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school board trustees, AMO, ROMA,



Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

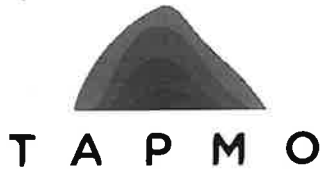
CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities, Municipal Property Assessment Corporation (MPAC), Local school board trustees



Top
Aggregate
Producing
Municipalities of
Ontario

Sent via email

November 1, 2024

Premier Doug Ford
Legislative Building
Quenn's Park
Toronto, ON M7A 1A1

Minister of Finance Peter Bethlenfalvy
Ministry of Finance
Frost Building South, 7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Premier Ford and Minister Bethlenfalvy:

Re: Pre Budget Announcement

As you are aware there was a lengthy Assessment Review Board hearing as well as a divisional court ruling increasing the taxes paid by the aggregate sector due to an inappropriate tax relief mechanism implemented by MPAC.

TAPMO recognizes funding for rural, small and northern municipalities is proposed to see an increase in OMPF funding. This increase is very much appreciated. This increase will begin to address the farm tax rebate shortfalls that rural, small and northern municipalities have been experiencing under the former program. Increasing this funding ensures all Ontarians are supporting farmers and not just the residents that call home to small, rural and northern communities. The impact of Provincially significant programs needs to be absorbed by all Ontarians.


If it is the desire of the Government to provide special treatment to one sector and burdening this special treatment on small, rural and northern communities (where most aggregate operations exist), TAPMO is of the opinion that an aggregate subsidy is not appropriate and should be borne by all Ontarians.

The pre budget announcement provides \$200 to every Ontarian, adding approximately \$3 billion to the Ontario budget. If the Government is willing to add \$3 billion to the deficit. Carrying over the 95% reduction in education tax relief absorbed by all Ontarians for 2024, would have added \$7 million to the total deficit for 2025 or 0.11666667% additional deficit.

TAPMO request the following questioned to be answered:

Explain the justification of increasing taxes on small, rural and northern municipalities which are host to most aggregate operations, to provide a preferential tax relief to the aggregate sector, versus absorbing any relief through increased deficit for all Ontarians?

Yours truly,


James Seeley
Board Chair

Ministry of FinanceProvincial-Local
Finance DivisionFrost Building North
95 Grosvenor Street
Toronto ON M7A 1Y7**Ministère des Finances**Division des relations provinciales-
municipales en matière de financesÉdifice Frost nord
95 rue Grosvenor
Toronto ON M7A 1Y7

October 31, 2024

His Worship James Seeley
Chair, Top Aggregate Producing Municipalities of Ontario (TAPMO)
jseeley@puslinch.ca

Don MacLeod
Executive Director, TAPMO
executivedirector@tapmo.ca

Dear Mayor Seeley and Mr. MacLeod:

Thank you for your letter about the new aggregate extraction property class.

As noted in my letter of October 3, the Province will be setting municipal tax ratios and education tax rates for the new aggregate extraction property class to provide tax mitigation for properties in the class. The plan is to provide an overall \$6M tax reduction to properties in the class relative to the original 2024 tax level, comprised of \$3M municipal tax and \$3M education tax. While the specific tax ratios and impacts will not be available until after the assessments for 2025 are finalized by the Municipal Property Assessment Corporation (MPAC), the intention is that municipalities overall will still benefit from the majority of the incremental tax revenues that resulted from the assessment methodology changes implemented by MPAC for 2024.

More details will be shared when they become available. We appreciate the importance of providing municipalities with as much time as possible to support their budgetary planning. We have taken note of your request to receive this information by November 30th and will endeavour to provide the data as close to this date as possible.

Regarding your request that TAPMO be included in consultations during 2025, that is an important part of our plan. We will be reaching out to TAPMO as well as the aggregate sector, and working with MPAC and the Ministry of Natural Resources, to seek more detailed information regarding aggregate activities and discuss possible updates to the definition of the property class.

The government understands the challenges small and rural municipalities face. In this regard, in the 2024 Fall Economic Statement announced the Ontario Municipal Partnership Fund will be increased by \$100 million (20% increase) annually. This will be phased in over two years with an immediate \$50 million increase in 2025.

TAPMO

November Newsletter



INTRODUCING TAPMO'S EXECUTIVE DIRECTOR



Don MacLeod held the position of Chief Administrative Officer for the Township of Zorra from 1996 to 2024. The Township of Zorra is in the top 10 aggregate producing municipalities in Ontario. Recently, Don transitioned into the role of Executive Director for TAPMO. With this wealth of experience, Don is particularly well-suited to continue the success of TAPMO in developing a sustainable plan for aggregate extraction across Ontario.

NOVEMBER HIGHLIGHTS

- **Introducing Don MacLeod, TAPMO Executive Director**
- **Aggregate Property Taxation Assessment Challenges: What to expect in 2025**
- **Meet the Board of Directors and membership!**

STAY CONNECTED

What to stay in the know?

Visit the TAPMO website to review agendas and minutes from previous meetings:

<https://www.tapmo.ca/resources#agenda>

Next TAPMO meeting: Monday November 18, 2024 @ 2:30pm



tapmo.ca
executivedirector@tapmo.ca

November Newsletter

Property Taxation Changes and Concerns for Municipalities

Following an appeal decision of the Divisional Court, the Municipal Property Assessment Corporation (MPAC) revised the assessment methodology and property tax classification of aggregate sites to ensure sector-wide consistency, resulting in tax changes for pits and quarries across the province for 2024 (an increase of \$12M municipal and \$5M education). These properties continue to be assessed based on the province-wide valuation date of January 1, 2016, but the methodology used to derive those values has been modified in line with the court ruling. This legal process was spearheaded by Wellington County. In a troubling response to the Divisional Court decision, the Ministry of Finance has introduced a one-time (2024) \$7 million education tax reduction, to mitigate the impact of these changes on the aggregate industry. This reduction will be absorbed by the province through a 95% reduction in education taxes, which is the first time this kind of a subsidy is being provided by the province for any industry.

Looking ahead to the 2025 tax year, a new aggregate property sub-class is set to be introduced, but the intent to create improved tax stability and predictability feels hollow. The sub-class will result in a \$6 million subsidy for the aggregate industry, \$3 million of which is being transferred back to the municipal (primarily residential) tax base. The tax subsidy will be funneled through a temporary property tax sub-class within the industrial property category, with MPAC and local municipalities tasked with its implementation. However, the claim that this newly established sub-class will provide stability and predictability raises serious concerns. Instead of genuinely addressing the inequities in the system, it seems to merely provide an unwarranted tax break to the aggregate industry, while shifting the burden onto municipal taxpayers and perpetuating an unjust structure.

The government's approach appears to prioritize the interests of the aggregate sector over the financial realities faced by municipalities and their constituents. MPAC's collaboration with the aggregate sector and the Ministry of Finance (MOF) to gather detailed information on aggregate sites may result in more of the same, rather than meaningful reform. While the government claims this refined data will support future discussions with the Ontario Stone, Sand & Gravel Association (OSSGA) and municipalities, the focus seems skewed toward accommodating industry demands rather than ensuring fairness and accountability for all taxpayers. This direction threatens to undermine any hope of establishing a principled and sustainable approach to aggregate taxation, leaving communities to bear the consequences.

TAPMO

November Newsletter



Property Taxation Changes and Concerns for Municipalities

continued from page 2

In light of these changes, TAPMO wishes to voice serious concerns regarding the new tax class ratio established by the Ministry of Finance. Contrary to fostering a revenue-neutral outcome, this adjustment is expected to lead to \$3 million being refunded directly from local taxpayers to the aggregate industry starting in 2025 and beyond. Neither the Ministry nor representatives from the aggregate industry have provided sufficient justification for what seems to be a residential taxpayer-funded subsidy to benefit a for-profit industry. Concerns from both the Ministry of Finance and the aggregate sector highlight that potential cost increases for residential housing stemming from the Assessment Review Board (ARB) ruling have not been adequately assessed or documented. Claims suggesting a mere \$3-4 increase per Ontarian fail to capture the disproportionate impact this assessment framework will have on rural residents, who predominantly host these aggregate operations.

The OSSGA has yet to provide conclusive evidence of the industry's inability to contribute its fair share of taxes. In fact, TAPMO has presented evidence indicating that aggregate producers can meet their tax obligations. For example, Dufferin (CRH) paid \$2 million in royalties to the University of Guelph in 2023, while St. Mary's Cement (CBM Canada) reported total net revenues of \$109,785,000 USD for aggregate products in their 2022 financial statements.

While TAPMO recognizes that tax increases on any property class may be unpopular, we argue that the aggregate industry has long benefited from an inappropriate tax discount. The Divisional Court ruling clarified that MPAC lacked the authority to grant such tax relief. The municipal taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry has come to expect. The new property tax class ratio fails to maintain revenue neutrality and threatens to erode trust in Ontario's legal frameworks. Ontarians deserve confidence that these processes are respected and upheld.

TAPMO remains committed to advocating for fair and equitable taxation practices that support both municipal taxpayers and the sustainability of our communities. The future of Ontario's aggregate taxation framework must prioritize transparency, fairness, and the principles of revenue neutrality.

November Newsletter

Property Taxation Changes and Concerns for Municipalities - What's Next?

TAPMO is urging members to raise awareness of this issue by requesting your Municipal Council consider supporting the following motion:

Whereas the Ministry of Finance has introduced a one-time \$7 million reduction in education taxes in 2024, a subsidy that will be absorbed by the province through a 95% reduction in education taxes—marking the first such subsidy provided by the province to any industry;

Whereas the Ministry of Finance's plans to introduce a new aggregate property sub-class in 2025, which is set to provide a \$6 million subsidy to the aggregate industry, with \$3 million of that subsidy being transferred back to the municipal (primarily residential) tax base, raises serious concerns about the fairness and equity of the system;

Whereas the claims that the new sub-class will provide tax stability and predictability seem hollow and do not address the systemic inequities in the taxation framework, which continues to shift an undue burden onto municipal taxpayers, particularly those in rural areas who host these aggregate operations;

Whereas there is significant concern that the government's actions prioritize the interests of the aggregate industry over the financial realities faced by municipalities and their residents, and that this shift in burden undermines public trust in the fairness and integrity of Ontario's legal and tax frameworks;

Whereas TAPMO has presented evidence demonstrating that the aggregate industry is financially capable of meeting its tax obligations, including substantial profits and royalty payments made by industry leaders, further undermining the need for these subsidies;

Whereas the municipal taxpayer should not bear the cost of correcting a past error in assessment methodology that unfairly benefited the aggregate industry, and the new property tax class ratio risks further undermining the principle of revenue neutrality and eroding confidence in Ontario's legal and tax systems;

Therefore be it resolved that the Council [INSERT MUNICIPALITY] strongly objects to the undue burden being placed on municipal taxpayers to subsidize the aggregate industry, and calls on the provincial government to:

1. Reevaluate and correct the misguided subsidies being provided to the aggregate sector, and ensure that future tax policies are fair, equitable, and consistent for all taxpayers.
2. Uphold the principles of revenue neutrality in the aggregate tax framework and ensure that any new tax classifications or methodologies do not result in a net loss of revenue for municipalities, especially those that are already facing significant financial challenges.
3. Commit to meaningful reform that ensures fairness and consistency across all sectors of the economy, and actively engages municipalities and taxpayers in a transparent and inclusive process, rather than catering to the demands of the aggregate industry.
4. Take immediate action to correct the existing inequities in the tax framework, ensuring that the burden of this correction is not unjustly shifted to municipal taxpayers, particularly those in rural communities who host these operations.
5. Respect and uphold the integrity of the legal process by honouring the decisions of the Divisional Court and ensuring that all assessment methodologies are transparent, accountable, and based on a fair and balanced approach.

Further be it resolved that the Council [INSERT MUNICIPALITY] supports TAPMO's call for the provincial government to adopt reforms that prioritize the needs and fairness of municipal taxpayers and to ensure that the aggregate sector contributes its fair share to the province's tax base; and

Further be it resolved that this resolution be forwarded to the Minister of Finance, the Minister of Municipal Affairs and Housing, local school boards, AMO, ROMA, Local MPP, all Ontario Municipalities and the Municipal Property Assessment Corporation.

Board of Directors



**Chair
Mayor James Seeley**
Township of Puslinch



**Vice-Chair
Mayor Jennifer Coughlin**
Township of Springwater



Mayor Dave Barton
Township of Uxbridge



Mayor Jim Hegadorn
Loyalist Township



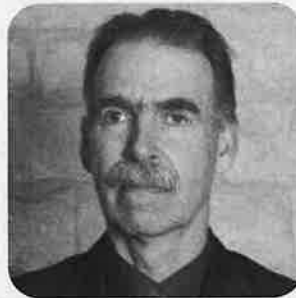
Councillor Tony Brunet
Town of Lincoln



Mayor Kevin Eccles
Municipality of West Grey



Deputy Mayor Peter Lavoie
Township of Oro-Medonte

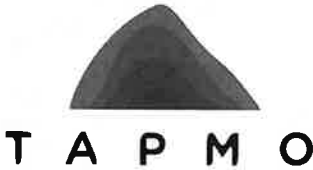


Councillor Matthew Bulmer
County of Wellington



Deputy Mayor Katie Grigg
Township of Zorra





Top
Aggregate
Producing
Municipalities of
Ontario

October 24, 2024

Sent via email

Minister of Finance Peter Bethlenfalvy
Ministry of Finance
Frost Building South, 7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Dear Minister Bethlenfalvy:

Re: Aggregate Assessment

I am writing to raise TAPMO's concerns with the new tax class ratio for aggregate operations that does not maintain a revenue neutral outcome. TAPMO has been informed that the new tax class ratio will result in \$3 million of assessment being refunded to the aggregate industry for 2025 and beyond.

To date, neither the Ministry nor the aggregate industry has provided any justification for this residential taxpayer funded subsidy. The concerns raised by the MOF and the aggregate industry indicate that the potential cost increase for residential housing resulting from the ARB ruling applied across the province has not been thoroughly assessed or documented. Impacts of \$3-4 dollars per Ontarian are not accurate. Most aggregate operations are located in rural municipalities, thus rural residents will be providing this relief on a disproportionate level.

I would draw your attention to the developments in the Town of Erin. Developers are largely paying nearly \$200 million in up-front cost to build a wastewater treatment facility. This cost will be a direct pass through to the cost of the homes serviced by the treatment plant. In comparison, a revenue neutral tax class would be adding less than a quarter dollar to the cost of per tonne of aggregate.

Generally speaking, in Ontario, the provincial framework we strive to achieve is known at the municipal level as "Growth pays for Growth". Taxing aggregate properly brings us as a society closer to achieving that result. The aggregate tax class ratio does not support the revenue neutral tax outcome, nor does it support the principle of "Growth pays for Growth".

The OSSGA has failed to bring definitive evidence of the industry's inability to pay their fair share of taxes. Quite contrary, TAPMO has provided evidence of the ability of producers to pay their fair share. We are referencing the royalties Dufferin paid the University of Guelph (\$2 million in 2023). Further to the point, St. Mary's Cement's (CBM Canada) audited 2022 Financial Statements indicate a total net revenue for aggregate products at a whopping \$109,785,000 USD.

TAPMO recognizes that any increase of taxes on any property class would likely not be welcome. Unfortunately, as recorded in the Divisional Court decision, MPAC did not have the legislative authority to be providing tax relief (page 12 note 55 of the decision) that the industry experienced from 2016 onward. The aggregate industry is accustomed to an inappropriate tax discount. In TAPMO's view, residential taxpayers should not have to provide tax relief to the industry as a result of correcting an inappropriate tax benefit that the industry had come to expect. We respectfully reassert our position that OSSGA has not brought forward evidence to support their claim, other than highlighting the displeasure of paying more taxes. We have also not received evidence from the MOF supporting this relief for 2025 and beyond.

Lastly, we are deeply concerned that the lengthy and expensive legal process undertaken by Wellington County, and the decisions ordered by both the Assessment Review Board and Divisional Court is being undermined. This is particularly concerning given that the ARB decision was upheld. The new property tax class ratio fails to maintain a revenue-neutral tax assessment and undermines the legal process, which incurred significant costs for Wellington County taxpayers. This is extremely disturbing; Ontarians must have confidence in the legal processes in Ontario. Undermining the ARB assessment through a property tax class ratio that does not preserve revenue neutrality erodes that trust.

It is essential that discussions be inclusive and that any future assessment changes involve a fair and balanced approach in consultation with municipal partners, not just the aggregate sector.

TAPMO thanks the Ministry for the opportunity to comment on this very important issue and we look forward to strengthening this relationship.

Yours truly,

A solid black rectangular box redacting the signature of James Seeley.

James Seeley
Board Chair



The Corporation of The Township of The Archipelago
Council Meeting

Agenda Number: 16.5.
Resolution Number 25-029
Title: Response to Tariff Threats - Support Canadian Business and Consumers
Date: Friday, February 21, 2025

Moved by: Councillor Manners
Seconded by: Councillor Barton

WHEREAS the Corporation of The Township of The Archipelago (The Archipelago) is a Canadian government entity; and

WHEREAS The Archipelago is committed to fiscal responsibility and prudent management of financial and organizational resources, information databases, and the protection of taxpayer information; and

WHEREAS The Archipelago developed 'guiding principles' for its broadband connectivity project that included 'Canadian solutions first, North American second' in the acquisition of technology and services; and

WHEREAS The Archipelago's projected capital program for 2025 is \$1.5 million; and

WHEREAS all Canadian municipalities have significant purchasing power through capital and infrastructure programs; and

WHEREAS United States President, Donald Trump, issued executive orders to impose tariffs on imports from Canada effective March 12, 2025; and

WHEREAS predatory tariffs by the US government affect all our residents, businesses, and institutions within The Archipelago, the Province of Ontario, and Canada; and

WHEREAS federal, provincial, and municipal leaders are encouraging Canadians to 'buy Canadian'; and

WHEREAS The Archipelago supports Team Canada efforts to stop US tariffs on Canadian goods and services.

NOW THEREFORE BE IT RESOLVED that The Archipelago adopts the following actions:

1. That staff ensure that all municipal data resides within Canada for security and sovereignty interests; and
2. That The Archipelago supports the federal and provincial call to action “Canadian business first” policy in its procurement of capital and infrastructure programs; and
3. That The Archipelago promotes the policy of “Buy Canadian” to encourage the purchase of Canadian goods and services and to support local business in The Archipelago and Parry Sound District; and
4. That all travel to the US for municipal advocacy requires the adoption of a formal position on US tariffs by The Archipelago; and
5. That Staff prepare a Council tariff position and policy for Council approval.
6. That The Archipelago participate in the Parry Sound Chamber of Commerce survey of businesses on the impact of tariffs and support, where possible, actions that follow.

FURTHER BE IT RESOLVED that this resolution be forwarded to: Prime Minister Justin Trudeau, Premier Doug Ford, MP Scott Aitchison – Parry Sound Muskoka, MPP Graydon Smith – Parry Sound Muskoka, Mayors of Parry Sound District Municipalities, Chief Adam Pawis - Shawanaga First Nation, Chief Warren Tabobondung - Wasauksing First Nation, Chief M. Wayne McQuabbie - Henvey Inlet First Nation, Association of Municipalities of Ontario, all Ontario municipalities, Rural Ontario Municipal Association, The Federation of Northern Ontario Municipalities, the Federation of Canadian Municipalities, and community associations in The Archipelago.

Carried



FORTFRANCES

RESOLUTION OF COUNCIL

Monday, February 10, 2025

Oral Motion

“THAT Council supports the Town of Halton Hills Resolution No. 2025-0010 regarding the Sovereignty of Canada.”

Moved by Wendy Brunetta, Seconded by Steven Maki, Motion Carried by Council.

WHEREAS President Trump has suggested that with the use of “economic force” such as tariffs, Canada should become the 51st state of the United States, and further he suggests that many Canadians would agree;

AND WHEREAS Canada is a sovereign nation with a peaceful history of self-governance dating to its Confederation in 1867;

AND WHEREAS the Canadian identity is marked by a deep-rooted pride in its heritage and culture founded by French and British settlement, enriched by Indigenous culture and traditions, and by more than a century and a half of multicultural immigration;

AND WHEREAS Canada has significant global standing, consistently supporting its allies, including the United States, in global conflicts such as two world wars, and wars in Korea and Afghanistan; and in international coalitions and in being consistently recognized as among the top countries in the world for quality of life;

AND WHEREAS the shared history of the United States and Canada has been one of friendship, respect, and neighbourly relations;

NOW THEREFORE be it resolved that the Council of the Town of Fort Frances categorically rejects any efforts by incoming President Trump or any others to undermine the sovereignty of Canada. We stand united with our Ontario Premier Doug Ford and our Canadian Prime Minister Justin Trudeau for a Canada that remains strong, free, independent, and characterized by peace, order, and good government.

AND FURTHER THAT the Mayor prepare correspondence containing this resolution for circulation to the office of the American president through our Canadian diplomatic channels with copies to The Right Honourable Justin Trudeau, Prime Minister, The Honourable Melanie Joly, Minister of Foreign Affairs, MP Michael Chong, Premier Doug Ford, The Honourable Vic Fedeli, Minister of Economic Development, Job Creation and Trade of Ontario, MPP Ted Arnott, Leaders of the Opposition Parties, AMO, FCM, and all municipalities in Ontario.



The Corporation of the

Township of Uxbridge

In The Regional Municipality of Durham

SENT VIA E-MAIL

Town Hall
51 Toronto Street South
P.O. Box 190
Uxbridge, ON L9P 1T1
Telephone (905) 852-9181
Facsimile (905) 852-9674
Web www.uxbridge.ca

February 14, 2025

Premier Doug Ford
Legislative Building, Queen's Park
Toronto, Ontario, M7A 1A1
premier@ontario.ca

**RE: IMPLEMENTATION OF "BUY CANADIAN" POLICY
TOWNSHIP FILE: A-00 G**

Please be advised that during the regular meeting of the General Purpose and Administration Committee of February 3, 2025, the following motion was carried:

THAT the Administration and Special Projects Committee receive Report CAO-04/25 regarding the implementation of "Buy Canadian" Policy;

AND THAT the Policy remain in place until such time as there is clear indication from the Provincial and Federal Governments that trade relations have been normalized;

AND THAT the Policy be forwarded to all municipalities in Ontario requesting they implement similar policies;

AND THAT the Policy be forwarded to AMO and ROMA;

AND THAT the Policy be forwarded to the Premier of Ontario, MP O'Connell, all Durham MPP's and appropriate Provincial Ministers;

AND THAT the Policy be forwarded to all Township Committee Chairs for information;

AND THAT Committee support this Policy in principle;

AND THAT the final document be run through the CAO's office for final approval.

I trust you will find the above to be satisfactory.

Yours truly,



Emily Elliott
Deputy Clerk
/ljr

cc: Honourable Jennifer O'Connell, MP
Honourable Peter Bethlenfalvy, MPP (peter.bethlenfalvy@pc.ola.org)
Minister of Finance (Minister.fin@ontario.ca)
Minister of Public and Business Service Deliver (todd.mccarthy@ontario.ca)
AMO (amo@amo.on.ca)
ROMA (roma@roma.on.ca)
All Ontario Municipalities



PLANNING & DEVELOPMENT

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www.huroncounty.ca

To: Mayor and Members of South Huron Council
 From: Celina McIntosh, Planner & Denise Van Amersfoort, Manager of Planning
 Date: February 27th, 2025
 RE: **Memo: South Huron Official Plan Five Year Review - Adoption By-law**

RECOMMENDATION

It is recommended that Council adopt the Official Plan Review Amendment.

BACKGROUND

Council initiated the Five Year Review of the South Huron Official Plan in March of 2024. The by-law provided for consideration contains the draft text and mapping received by Council at the February 18th, 2025 regular meeting which reflect the changes resulting from the review. There are minor revisions to the text contained within the by-law to clarify that any changes to Appendix A (Designated Properties Under the *Ontario Heritage Act*) do not require a formal amendment, as well as noting that in accordance with the Provincial Planning Statement (2024) that aggregate recycling within aggregate operations will be undertaken where feasible.

Provided the by-law is adopted, the draft document will be brought forward to Huron County Council for final approval at Huron County Council's April 9th, 2025 regular meeting. If approved, the Official Plan will subsequently be consolidated to reflect all approved text and mapping changes. The by-law will be signed by the Clerk and Mayor once a clean version of the Amendment is provided to the Clerk should the by-law be adopted by South Huron Council.

Three sets of additional comments have been provided since February 18th and are included in the agenda package. These comments have been considered by staff but have not resulted in any recommended changes at this time.

The by-law for consideration is accompanied by the staff report received on February 18th, 2025 for further information.

Sincerely,

'Original signed by'

Celina McIntosh, Planner

'Original signed by'

Denise Van Amersfoort, Manager of Planning

The Corporation of the Municipality of South Huron

By-Law #20-2025

Being a By-Law to amend the Municipality of South Huron Official Plan

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend the Official Plan of the Municipality of South Huron.

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. Amendment No. 25 to the Official Plan consisting of the attached text amendments attached hereto as Schedule "A" and map amendments, namely Schedules A-P and Appendices 1-7 attached hereto as Schedule "B" is hereby adopted.
2. The Clerk is hereby authorized and directed to provide Notice of Adoption of the Amendment in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended and to make application to the Council of the Corporation of the County of Huron for approval of the Amendment.
3. The plan authorized by this by-law shall come into effect pursuant to Section 17(27) of the Planning Act, RSO 1990, as amended.
4. This by-law shall come into force and take effect on the day of the final passing thereof.

Read a first time and second time this 3rd day of March, 2025.

Read a third time and passed this 3rd day of March, 2025.

George Finch, Mayor

Alex Wolfe, Clerk

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No. 25 to the Official Plan for the Municipality of South Huron and does not constitute part of this amendment. It provides general introductory information on the purpose, location, and basis of the amendment.

PART 'B'

Part 'B' consists of the following text amendments and map amendments (Schedules 'A' and 'B') constitutes Amendment No. 25 to the Official Plan for the Municipality of South Huron.

PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendixes contain a "clean copy" of the text as it will appear after the amendments. Although the attached appendixes do not constitute part of the formal amendments, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendixes.

PART 'A'

PREAMBLE

AMENDMENT NO. 25 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTH HURON

1. PURPOSE

The purpose of this amendment is to update the South Huron Official Plan following a Five Year Review of the plan.

2. LOCATION

The amendment affects all lands within the Municipality of South Huron.

3. BASIS

These amendments provide updates to the South Huron Official Plan and are necessary to bring the plan into conformity with the Huron County Official Plan and be consistent with the Provincial Planning Statement.

These amendments are being made following a Five Year Review process, which included a Special Meeting under Section 26 of the Planning Act, a Public Open House, and a Public Meeting under Section 17 of the Planning Act.

PART 'B'**AMENDMENT NO. 25 TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF SOUTH HURON****1. INTRODUCTION**

All of this part of the document entitled Part 'B' consisting of the attached maps and text, Schedule 'A' and Schedule 'B', constitute Amendment No. 25 to the South Huron Official Plan.

2. DETAILS OF THE AMENDMENT

2.1 The text of the South Huron Official Plan is hereby amended by deleting all text indicated in a strikeout and adding all text as bold and italicized as shown in the attached Schedule 'A'.

2.2 Schedules A-P and Appendices 1-8 of the South Huron Official Plan are hereby amended by replacing them with Schedules A-P and Appendices 1-7 in the attached Schedule 'B'.

**PART 'C'
APPENDICES****Schedule 'A'**

Attached to this by-law.

Schedule 'B'

The following attached Schedules and Appendices constitute Schedule 'B' of this by-law.

SCHEDULES

Schedule A – Base Map

Schedule B – Land Use Plan

Schedule C – Exeter Land Use Plan *remove WARD from map title

Schedule D – Centralia Land Use Plan

Schedule E – Crediton Land Use Plan

Schedule F – Dashwood Land Use Plan

Schedule G – Huron Park Land Use Plan

Schedule H1 – Greater Grand Bend Land Use Plan

Schedule H2 – Greater Grand Bend Land Use Plan

Schedule I – Shipka Land Use Plan

Schedule J – Mount Carmel Land Use Plan

Schedule K – Greenway Land Use Plan

Schedule M – Elimville Land Use Plan

Schedule N – Kirkton Land Use Plan

Schedule O – Woodham Land Use Plan

Schedule P – Roads Plan

APPENDICES

Appendix 1 – Agricultural Land Use Classification (CLI)

Appendix 2 – Significant Woodlands

Appendix 3 – Provincially and Locally Significant Wetlands

Appendix 4 – Subwatershed Boundaries & Aquatic Habitat Features

Appendix 5 – Unconstrained, Constrained and Sterilized Aggregate Resources

Appendix 6 – Source Water Protection

Appendix 7 – Petroleum Wells



South Huron Draft Official Plan

**Five Year Review Amendment
Last Revised: February 2025**



SOUTH HURON OFFICIAL PLAN



July 3, 2003

Consolidated February, 2024

DRAFT Five Year Review Amendment

Deletions are shown in strikethrough and additions are in bold and underlined.

Third Draft – February 2025

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

SOUTH HURON OFFICIAL PLAN

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SOUTH HURON OFFICIAL PLAN

**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.

Official Plan Amendment	Purpose	Local Adoption	County Approval
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

SOUTH HURON OFFICIAL PLAN

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

*SOUTH HURON OFFICIAL PLAN***Table of Contents**

SECTION 1.0.	INTRODUCTION
SECTION 2.0.	BASIC VISION AND PRINCIPLES OF THE PLAN
SECTION 3.0.	AGRICULTURE
SECTION 4.0.	NATURAL ENVIRONMENT
SECTION 5.0.	EXTRACTIVE RESOURCES
SECTION 6.0.	SETTLEMENT AREAS
SECTION 7.0.	COMMUNITY FACILITIES
SECTION 8.0.	RURAL <u>SPECIFIC</u> (COMMERCIAL, AND RURAL INDUSTRIAL <u>& MOBILE HOME PARK</u>)
SECTION 9.0.	RECREATIONAL
SECTION 10.0.	COMMUNITY – WIDE POLICIES
SECTION 11.0.	COMMUNITY IMPROVEMENT
SECTION 12.0.	LAND DIVISION POLICY
SECTION 13.0.	IMPLEMENTATION AND INTERPRETATION
Appendix A	<u>Designated Heritage Properties</u>

*SOUTH HURON OFFICIAL PLAN***Mapping****Schedule A Base Map****Schedule B Land Use Plan – South Huron****Schedule B1 Land Use Plan – Stephen Ward****Schedule B2 Land Use Plan – Osborne Ward****Schedule C Land Use Plan – Exeter****Schedule D Land Use Plan – Centralia****Schedule E Land Use Plan – Crediton****Schedule F Land Use Plan – Dashwood****Schedule G Land Use Plan – Huron Park****Schedule H1 & 2 Land Use Plan – Greater Grand Bend Settlement Area****Schedule I Land Use Plan – Shipka****Schedule J Land Use Plan – Mount Carmel****Schedule K Land Use Plan – Greenway****Schedule L Land Use Plan – Corbett****Schedule M Land Use Plan – Elimville****Schedule N Land Use Plan – Kirkton****Schedule O Land Use Plan – Woodham****Schedule P South Huron Roads Plan****Appendices**

Appendix 1	AGRICULTURAL LAND CLASSIFICATION (CLI)
Appendix 2	SIGNIFICANT WOODLANDS

SOUTH HURON OFFICIAL PLAN

Appendix 3	PROVINCIAL & LOCALLY SIGNIFICANT WETLANDS
Appendix 4	SIGNIFICANT WILDLIFE HABITAT SUBWATERSHED BOUNDARIES & AQUATIC HABITAT FEATURES
Appendix 5	SUBWATERSHED BOUNDARIES & AQUATIC HABITAT FEATURES UNCONSTRAINED, CONSTRAINED AND STERILIZED AGGREGATE RESOURCES
Appendix 6	EXETER COMMUNITY IMPROVEMENT PLAN DISTRICTS SOURCE WATER PROTECTION
Appendix 7	UNCONSTRAINED, CONSTRAINED AND STERILIZED AGGREGATE RESOURCES PETROLEUM RESOURCES

SOUTH HURON OFFICIAL PLAN

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 "B1"	Land Use Plan – Stephen Ward
Schedule "B2"	Land Use Plan – Osborne Ward
Schedule "C"	Land Use Plan – Exeter
Schedule "D"	Land Use Plan – Centralia
Schedule "E"	Land Use Plan – Crediton
Schedule "F"	Land Use Plan – Dashwood
Schedule "G"	Land Use Plan – Huron Park
Schedule "H1 & H2"	Land Use Plan – Port Blake Planning Area Greater Grand Bend
Schedule "I"	Land Use Plan – Shipka
Schedule "J"	Land Use Plan – Mount Carmel
Schedule "K"	Land Use Plan – Greenway

SOUTH HURON OFFICIAL PLAN

Schedule "L"	Land Use Plan – Corbett
Schedule "M"	Land Use Plan – Elimville
Schedule "N"	Land Use Plan – Kirkton
Schedule "O"	Land Use Plan – Woodham
Schedule "P"	South Huron Roads Map

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 Usborne 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 Policy** 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 Policy** Statement
2. Conform **with 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

SOUTH HURON OFFICIAL PLAN

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 ~~capital works programs and~~ 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~~ **Planning** Policy 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~~ **Planning** Policy Statement and the Planning Act.

SOUTH HURON OFFICIAL PLAN

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 Policy 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.

SOUTH HURON OFFICIAL PLAN



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 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.

SOUTH HURON OFFICIAL PLAN

SECTION 2.0. BASIC VISION AND PRINCIPLES OF THE PLAN

2.1. INTRODUCTION

South Huron is an amalgamated Municipality established on January 1st, 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, ~~important~~ 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 ~~R~~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, and increased employment opportunities and. ~~Exeter will develop as a community of diverse, engaged~~ **inclusive** neighbourhoods that are welcoming to all ages, income levels and backgrounds. ~~Exeter will be connected along Main Street by the five unique and attractive districts of Francistown, the Greenway, South Bank, the Historic Core, and the London Road District.~~

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**

SOUTH HURON OFFICIAL PLAN

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.

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.

Huron Park will develop as a green Industrial Park and residential community. The Port Blake Planning Area will continue to provide lakeshore residential and recreational opportunities within South Huron, attracting tourism and emphasizing the Port Blake Park as a public access point to Lake Huron's shoreline.

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, ~~which offers economic opportunities and a variety of lifestyles for the 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

SOUTH HURON OFFICIAL PLAN

10. Encourage public **participation and** input and implement performance indicators 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. ~~Since settlement in the early nineteenth century, the land has been cleared and farmed and a number of small hamlets have established to serve the farming community.~~

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.** ~~successful agriculture.~~ 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.

SOUTH HURON OFFICIAL PLAN

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. ~~In order to ensure the optimum use of this resource, such deposits must be protected from other uses that would restrict the aggregate from being extracted.~~

~~The extraction of mineral aggregates can often have adverse effects on the environment. Hence, such operations should be developed in such a way as to minimize harmful effects and be rehabilitated after use.~~

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** ~~claimed~~ 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**

SOUTH HURON OFFICIAL PLAN

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, ~~New development in the Port Blake Planning Area may proceed only upon the adoption of a secondary plan for the Port Blake Planning Area.~~ 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: ~~and the unique community that is a part of living in rural Ontario. At public meetings the community discussed economic development for South Huron, and the~~ **of critical importance of is** a strong commercial and industrial tax base, ~~They want~~ local schools available for their children, **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. ~~Create great urban places through high standards of design.~~
5. ~~Develop programs to provide incentives to~~ Encourage infill and re-development within existing settlement areas.
6. Establish programs to revitalize Main Streets and develop the commercial and industrial sectors in South Huron.
7. Promote industrial growth in existing urban settlements in South Huron ~~and through the continued development of Huron Park as an industrial park.~~

SOUTH HURON OFFICIAL PLAN

8. ~~Strengthen, seek out and encourage development that will have a positive economic impact and is in keeping with the character of its community.~~
9. Provide urban open space and areas for recreational use that serves the needs of South Huron residents at the neighbourhood, community and regional level.
10. ~~Recognize existing mobile home parks. New mobile home parks will be required to locate within settlement areas.~~
11. 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**, ~~a concentrated area known as the Port Blake Planning Area, adjacent to the Lake Huron shoreline within South Huron. This area is bounded by Highway 21, the urban boundary of Lambton Shores to the south and the Municipality of Bluewater to the north. This area is well-established with opportunities for limited additional development.~~

The lakeshore is particularly important because of the recreational, residential and tourist services it offers. The existing lakeshore residential community has developed in ~~attractive and sensitive natural areas of the municipality; protecting the natural features of . Protecting the character and natural attributes 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. ~~In order to minimize environmental stresses and promote cost-effective development,~~ 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 ~~the Port Blake Planning Area or into~~ 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 heritage and the historical character of the area, with **minimal** ~~the least amount of~~ impact on the lakeshore, natural environment and agriculture. ~~Both Lakeshore Residential and Recreational development will be confined to pre-designated areas. Encroachment of new Lakeshore Residential and Recreational activity into agricultural areas will be discouraged.~~

SOUTH HURON OFFICIAL PLAN

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 basic indicators of successful agriculture are strong. Also, and most importantly,~~ 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 ~~the Municipality 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 ~~natural environment~~ features which enhance the area for agriculture **such as municipal drains**. ~~, including woodlot and forestry uses as part of farming operations.~~ 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-tourim uses and uses that produce

SOUTH HURON OFFICIAL PLAN

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. ~~Discourage~~ **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. ~~To~~ **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)

SOUTH HURON OFFICIAL PLAN

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);

SOUTH HURON OFFICIAL PLAN

- 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/~~small holding~~;
- 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 & Home Industries~~

Home occupations and home industries are also permitted on separated residential lots in the Agricultural designation provided they: ~~small-scale business uses permitted in the agricultural designation provided they:~~

- a) Are **limited in scale and are** secondary to the principal use of the property as a ~~farm operation~~/ dwelling;
- b) Are operated by persons residing on the ~~farm~~/ small holding;
- c) Do ~~not interfere with the farm operation~~ and do not conflict with surrounding uses;
- d) ~~Do not occupy large amounts of farmland;~~

SOUTH HURON OFFICIAL PLAN

- e) ~~If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services.~~
- f) ~~If Municipal services are not available, the property can be serviced by the water supply and sewage disposal system on the property;~~
- g) Do not cause a traffic or safety concern;
- h) Have suitable access onto an open public road;
- i) Are not severed from the property onto their own lot; and
- j) 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., ~~and include but not limited to: an office for a professional, agent or contractor; a personal service shop for a hairdresser or tailor; a studio for a musician or artist; and a bed and breakfast establishment (within a dwelling only). A home occupation shall not include a rooming or boarding house, convalescent home, retail shop, or a storage yard/plant for any trade.~~

Home industries are permitted within a permitted accessory building situated within the cluster of buildings on the farm / small holding, and include: ~~services related to agriculture such as machinery repair, custom work, feed and seed suppliers, crop input suppliers, and veterinary work; manufacturing or fabrication; a shop for a trade such as electrician, plumber, carpenter, mechanic or welder; and an animal kennel. Home industries also include uses that add value to agricultural products such as a farm-scale cannery, bakery, winery or cheese factory, and the associated warehousing and small-scale retailing of such products (retail facilities will not exceed 100 square metres in floor area). 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. ~~Original lots will be allowed a residence.~~

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 ~~where the residents of the property will be directly involved in~~

SOUTH HURON OFFICIAL PLAN

farming 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 farm main dwelling and/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 ~~or the existing cluster of buildings;~~
 - 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.** ~~and may not be considered for a surplus farmhouse severance.~~

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.

SOUTH HURON OFFICIAL PLAN

- B. A mobile home may be considered a principal residence or **additional residential unit or farm labour accommodations** secondary residence 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).

~~i. Residences in Agricultural Areas~~

~~The conservation of existing rural housing is to be promoted.~~

~~Residences in agricultural areas are permitted under the following categories of lot size:~~

- ~~1. Existing lots of 21 hectares or greater shall be entitled a residence without rezoning, subject to the Requirements for a Residence outlined as follows.~~
- ~~2. Existing lots of 4 to 21 hectares may be permitted a residence, subject to demonstration of commercial scale farming as defined above or a rezoning, and subject to the Requirements for a Residence outlined as follows.~~
- ~~3. Existing lots less than 4 hectares may be permitted a residence subject to a rezoning to an agricultural small holding zone permitting one dwelling and limiting the number of nutrient units on the property, and subject to the Requirements for a Residence outlined as follows.~~
- ~~4. Requirements for a Residence~~
 - ~~a) Comply with (1), (2) or (3) above.~~
 - ~~b) Comply with Minimum Distance Separation (MDS) requirements.~~
 - ~~c) If Municipal water and/or sewage services are available, the property shall be connected to municipal water and/or sewage services.~~
 - ~~d) If Municipal water and/or sewage services are not available, the soil is suitable for sewage disposal and an adequate supply of potable water is available, in accordance with the Ontario Building Code, as amended.~~

SOUTH HURON OFFICIAL PLAN

- ~~e) The site is suitable for residential construction.~~
- ~~f) The site satisfies all requirements of the Conservation Authority including applicable regulations to the Conservation Authorities Act.~~
- ~~g) The site is able to obtain safe access to an open public road.~~

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

Livestock facilities ~~as well as~~ **and** other uses permitted by this plan on land designated agriculture, ~~whether farm or non-farm~~ will comply with the Minimum Distance Separation (MDS) ~~I and II~~ 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. ~~Within these areas there are enhanced separation distances which vary according to the size and type of livestock operation.~~

~~For the purpose of applying MDS to surplus farm dwelling severances, the following applies:~~

- ~~— If barns exist on retained farmlands, 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.~~

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.

SOUTH HURON OFFICIAL PLAN

- d) On-farm diversified uses are not subject to MDS requirements and are encouraged to cluster with the on-farm residence where possible.

5.4.21. ~~Greenhouse Uses~~

~~The Municipality shall establish development standards in their zoning by-law to address maximum lot coverage, minimum lot size, and minimum distance to neighbouring residence. New large development as defined in the Zoning By-law shall be compatible with the surrounding area and shall ensure minimal impact on ground and surface water quality and quantity. The location of greenhouses within the agricultural area shall take into consideration the proximity of adjacent residential and non-farm uses. Commercial scale greenhouses shall be subject to site plan control. Greenhouses will be subject to the regulations of the *Nutrient Management Act*.~~

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 60 metres **close proximity** of the main dwelling **where one exists** or if no main dwelling exists, within 60 metres from the largest building (e.g., livestock barn, greenhouse, etc.);
- b) Use the same laneway as the dwelling and/or largest building; and
- c) Comply with Minimum Distance Separation Formulae to barns on separately titled 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 Residences in Agricultural Areas.

7.4.21. ~~Non-Agricultural Development~~

~~Agricultural lands as designated on Schedule "B" (including Schedules B1-Stephen and B2-Usborne) shall be protected **for agricultural uses, agriculture-related uses and on-farm diversified uses**. Non-agricultural development shall be directed to locate in the settlement areas.~~

SOUTH HURON OFFICIAL PLAN

8. Surplus Dwelling Severances

Surplus dwelling severances may be permitted in accordance with **Land Division policies of this Plan.** ~~Section 12.3.1 Agriculture, under number 7 “Surplus Dwelling Severances”.~~

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, ~~and therefore part of the agricultural area.~~ 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.** ~~through a supportive comprehensive review;~~

SOUTH HURON OFFICIAL PLAN

- ~~1. The extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible, subject to the Extractive Resources policies of this Plan; and~~
- ~~2. Limited non-residential uses, provided:

 - ~~a) There is a demonstrated need for the proposed use;~~
 - ~~b) Reasonable alternative locations are not available which avoid prime agricultural areas;~~
 - ~~c) Reasonable alternative locations are not available in prime agricultural areas with lower priority agricultural lands; and~~
 - ~~d) The land does not comprise a specialty crop area.~~~~

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.

SOUTH HURON OFFICIAL PLAN

~~For commercial water-taking operations, see the Mineral Aggregate License 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.

*SOUTH HURON OFFICIAL PLAN***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. ~~subject to the policies of Section 13.2.8 Site Plan Control.~~ **Commercial scale greenhouses are subject to site plan control.**

LOCATION

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

SOUTH HURON OFFICIAL PLAN

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, ~~significant~~ **extensive** areas of natural environment have been diminished through drainage, clearing and development, ~~and various management practices. As this takes place, T~~the remaining areas take on a greater significance **for the health and integrity of the ecosystem.** ~~in balancing the man-made and natural systems.~~

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 coverage in the Municipality of South Huron was 10 per cent in 2002. ~~These areas act as wind breaks, erosion controls, groundwater recharge, storage for surface water, reservoirs in times of flood, habitat for wildlife, and spaces for recreation. Woodlots are also valuable for their production of wood and fuel.~~

~~The Municipality of South Huron has a potential target natural environment coverage of 15 per cent based on the amount of marginal land not currently covered in trees. Based on studies completed by the Ausable Bayfield Conservation Authority approximately five per cent of the total land use consists of lands that are marginal for agriculture but which were historically cleared. This creates an opportunity to increase the natural cover to approximately 15 per cent without diminishing South Huron agricultural potential.~~

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**
- h) ~~environmentally sensitive areas~~

SOUTH HURON OFFICIAL PLAN

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, ~~wildlife areas~~, and passive recreation are permitted uses. Other specific uses which may be permitted will be identified under specific policies in this Section.

SOUTH HURON OFFICIAL PLAN

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** defined here for future 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.** ~~are native species that, on the basis of the best available scientific evidence, are at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed. Endangered species are identified and protected under the Fish and Wildlife Conservation Act and Ontario’s Endangered Species Act.~~
- 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** ~~for survival.~~ Fish include fish, shellfish, crustaceans and marine animals at all stages of their life cycles. ~~The Federal Fisheries Act requires that fish habitat be protected.~~
- 8) **Habitat of endangered and threatened species means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.**

SOUTH HURON OFFICIAL PLAN

- 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) **Significant Wetlands** ~~are areas of land~~ **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. ~~Wetlands often have special plants and ecological, social and economic benefits which may make them important from a provincial perspective. Wetlands have been classified by the Ministry of Natural Resources in accordance with the Ontario Wetland Evaluation System. Wetlands may be considered provincially, regionally or locally significant but are only distinguished as provincially significant or not.~~

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) ~~**Wetlands** are dynamic ecosystems that can change over time, due to factors such as natural succession and changing water levels. Although the main character of a wetland is generally quite stable, outer boundaries can change and boundary verification or re-evaluation may be necessary from time to time. In~~

SOUTH HURON OFFICIAL PLAN

these situations, Ontario Ministry of Natural Resources wetland evaluation files can be updated to reflect current conditions.

- 15) **Significant 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.
- 16) **Significant Woodlands** are treed areas that provide ecological, ~~social~~ **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**, water retention, ~~provision of habitat for flora and fauna, recreation, education, research~~ 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.** ~~Significant woodlands have been determined based on the following criteria: woodland size, proximity to other natural features, woodland shape, proximity to watercourses and potential connectivity/linkage. All wooded areas in excess of 2 hectares (5 acres) are considered significant in South Huron. The cutting of trees is regulated by the provisions of the Huron County~~ **Forest Conservation Bylaw** ~~Tree Cutting By-law.~~

C. GOALS

The following Natural Environment goals are established:

1. ~~To identify those areas of Natural Environment which are of provincial and local significance;~~
2. To ~~conserve, protect and re-establish~~ 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;

SOUTH HURON OFFICIAL PLAN

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, ~~and show how the natural environment will be enhanced and increased;~~
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 ~~consider~~ **protect** shoreline natural processes when reviewing land use changes.

D. POLICIES

Natural environment features are designated "Natural Environment" on Schedule "B", ~~(including Schedules B1-Stephen and B2-Usborne)~~ the Land Use Map, in addition to Natural Environment features within settlement areas as designated on **other land use schedules**. ~~Schedules C, D, E, F, H, I, L and N.~~ 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 ~~(Appendices 2-5)~~ 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

SOUTH HURON OFFICIAL PLAN

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 Usborne 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.

~~This Plan provides a comprehensive, integrated perspective on the conservation of South Huron's natural environment, encouraging the following:~~

- ~~1. Watershed management plans will be encouraged and relevant findings implemented through amendment to this plan;~~
- ~~2. Water quality and quantity will be protected through watershed management. Groundwater recharge areas and watercourses will be protected from contamination by uses and activities, which could affect the recovery and use of groundwater supplies for domestic and agricultural purposes, surface water, and environmental health;~~
- ~~3. Connections and linkages between natural features will be protected, enhanced and re-established.~~
- ~~4. The de-commissioning of inactive private wells will be encouraged.~~
- ~~5. The protection of species at risk (aquatic or terrestrial) will be encouraged through the implementation of the relevant findings of Species Recovery Strategies with the guidance of local Conservation Authorities.~~

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

SOUTH HURON OFFICIAL PLAN

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 Lake Huron Primary Water Supply System (LHPWSS) carried out a study of surface water vulnerability for this intake in 2008 and updated this study in 2010.~~

~~The study identified an in-water 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. ~~During this initial process of plan formulation, the focus is on addressing any significant threats related to uses proposed in the IPZ-2. While regulations have not been developed for the IPZ-2, future 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

SOUTH HURON OFFICIAL PLAN

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

The most significant and sensitive **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. ~~Natural areas which may not be designated Natural Environment, such as meadows or areas along drainssmall woodlands, may be protected from adverse development by the policies of the applicable designation. It is the These areas shall be retained in their natural state, and clearing and/or drainage of these areas shall be discouraged. 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.**
- 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.**

SOUTH HURON OFFICIAL PLAN

~~Areas of No Development: Significant Wetlands, Significant Habitat for Threatened or Endangered Species~~

~~Provincially significant wetlands and significant habitat for threatened or endangered species are designated for no development. Land adjacent to these areas is addressed in Section c Lands Adjacent to Natural Features Areas in Proximity to Selected Natural Environment Features.~~

~~Significant Wetlands:~~

~~Significant Wetland areas that have been identified as provincially and locally significant shall be protected from development and site alteration.~~

~~Significant Habitat for Threatened or Endangered Species:~~

~~The Ministry of Natural Resources has advised that there are threatened and endangered species in Huron County. The location of these species are not publicly identified for protection purposes.~~

~~The Fish and Wildlife Conservation Act and the Provincial Endangered Species Act mandate protection of threatened or endangered species and their habitat. The Municipality of South Huron will work with appropriate authorities to ensure that the requirements of these Acts are satisfied.~~

~~Within areas designated natural environment excluding **provincially** significant wetlands, and habitat for threatened or endangered species limited development may occur.~~

~~This section identifies the areas of natural environment where limited development may be permitted and the type of development that may be permitted in these areas. The area where limited development is permitted must be rezoned to a special natural environment zone in order to permit buildings and structures.~~

~~a. Type of Limited Development Permitted~~

~~One single family residence and accessory buildings may be permitted in the natural environment area, excluding significant wetlands and habitat for threatened or endangered species, subject to a rezoning, provided that:~~

- ~~a) It is on an existing lot of record;~~
- ~~b) There is an insufficient building envelope outside the wooded area. If there is sufficient land on the property outside the woodland, then development in the woodland should not occur;~~

SOUTH HURON OFFICIAL PLAN

- e) ~~The natural features or ecological functions of the significant woodland are protected;~~
- d) ~~No building for the housing of livestock shall be permitted.~~
- e) ~~Prior to the issuance of a building permit, the Conservation Authority will advise the Municipality of the potential negative impact to the woodland and recommend appropriate development setbacks on a site-specific basis.~~

b. ~~Criteria for Rezoning in Areas of Limited Development~~

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 ~~a limited~~ **no negative impact** on the natural features or ecological function of the area. ~~In conjunction with an application, the Municipality will implement a policy of 'no net loss' of quality, habitat, function, etc.~~ In order to evaluate the appropriateness of approving such a rezoning, the following criteria must be satisfied through an appropriate Environmental Impact Study according to the policies of Section 10, Environmental Impact Study:

- a) **No alternative location exists on the property that is outside of the Natural Environment designation;** ~~The property is an existing lot of record.~~
- b) The affected area is not a **wetland**, floodplain, riverine system, **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;** ~~There is limited impact on the interior forest, wildlife habitat or the integrity and function of the woodland;~~

SOUTH HURON OFFICIAL PLAN

- d) **Groundwater will be protected, particularly in vulnerable areas;** ~~The scale and location of the development is compatible with the area and is included in the zoning amendment. A development agreement or tree saving plan may also be required to limit the scale of the impact;~~
- e) ~~The local conservation authority and other appropriate approval authorities shall be consulted and development shall be in compliance with the fill and construction regulations of the local conservation authority;~~
- f) Development may be conditional on natural environment enhancements, such as forest improvements, linkages, stewardship agreements, etc.; ~~The establishment and extension of new natural environment areas will be encouraged, particularly on marginal lands and lands that would link natural environment areas;~~
- 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 defined by Section 13.2.8.2, Site Plan Provisions, of this Plan are a proposed site plan control area. Within the proposed site plan control area Council may pass by-laws designating the site of any proposed building as a site plan control area.~~

~~€. Lands Adjacent to Natural Features Areas in Proximity to Selected Natural Environment 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.

~~Many natural environment features are sensitive to development and for this reason this plan establishes certain development criteria within:~~

SOUTH HURON OFFICIAL PLAN

- a) ~~50 metre land area adjacent to significant wildlife habitat, habitat of threatened or endangered species, significant woodlands or significant Area of Natural and Scientific Interest (ANSI), and significant natural features within settlement areas, including the Ausable River;~~
- b) ~~120 metre land area adjacent to a provincially and locally significant wetland; and~~
- c) ~~30 metre land area adjacent to fish habitat.~~

Designated uses are permitted in proximity to Natural Environment designations provided that an appropriate Environmental Impact Study (~~refer to section 40 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** ~~the Ministry of Natural Resources, 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**. ~~discouraged. Where aggregate is proposed for farm use, an amendment to this plan and the zoning by-law may be considered and will require an Environmental Impact Study to show how the natural environment policies of this plan are addressed.~~

~~Priority is given to ensuring the orderly extraction and optimum utilization of the sand and gravel resources to provide for local, regional and provincial needs. It is important to minimize any negative environmental, financial, social and land use effects on the Municipality and its residents. Further, it must be ensured that extraction does not have permanent adverse effects on environmental features such as woodlots, wetlands, watercourses and groundwater. The extraction should contribute responsibly to the~~

SOUTH HURON OFFICIAL PLAN

~~quality and quantity of the natural environment through rehabilitation measures. Proposals that meet these criteria may be considered by amendment to this plan.~~

When aggregate extraction in Natural Environment designations is being considered, refer to the Mineral Aggregates policies (section D.1, Mineral Aggregate License) 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

SOUTH HURON OFFICIAL PLAN

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 ~~as you 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.

SOUTH HURON OFFICIAL PLAN

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. ~~two phases with Phase I identifying the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on the site. Phase II should identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the appropriate agencies before Phase II is initiated.~~

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:

Phase I: 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;

SOUTH HURON OFFICIAL PLAN

- d) The **components of the natural heritage system, including linkages**, existing 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.

~~Phase II may or may not be required as based on the results of Phase I. The Municipality and Conservation Authority will work in partnership to review the Phase I report and to determine whether a Phase II report is required.~~

~~**1. Phase II: Development/Maintenance/Management Requirements**~~

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

- ~~a) Potential or expected impacts on the features or functions or natural hazard conditions;~~
- ~~b) Opportunities for enhancing the conservation and management of the features or functions;~~
- ~~c) Expected or proposed mitigation measures.~~

~~The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The plan is to be approved by the Municipality based upon the recommendation of the technical review committee.~~

SOUTH HURON OFFICIAL PLAN

11. Community Awareness, Education and Stewardship Consultation

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, ~~Education in support of a healthy environment will be promoted. Such education programs could include:~~ 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.

~~The Municipality will strive to protect and enhance the beach dune eco-system at the Port Blake Park and along the Lake Huron Shoreline for public use and education.~~

Efforts may also include the retirement of marginal lands; **financial support for voluntary stewardship efforts such as the Huron Clean Water Project** ~~money for tree planting programs;~~ 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" ~~(including Schedules B1-Stephen and B2-Usborne)~~. The specific location ~~of types~~ of Natural Environment uses is shown in the Zoning By-law.

SOUTH HURON OFFICIAL PLAN

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**.

~~The Aggregate Resource Strategy Report identified that South Huron has approximately 15 hectares of primary aggregate and 694 hectares of secondary aggregate.~~

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 ~~has decided to designate~~ 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

SOUTH HURON OFFICIAL PLAN

and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.

Constraints	Buffer Zones
Locally significant wetlands	120 metres
Locally significant life science A.N.S.I's	50 metres
Significant woodlands	50 metres
Sinkholes	30 metres
Significant valley lands	50 metres
Floodplains	50 metres

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).

Sterile Constraints	Buffer Zones
Urban settlement and Recreational areas	0 metres
Cemeteries	0 metres
Landfills	0 metres
Provincially significant wetlands	120 metres
Provincially significant life science	50 metres

SOUTH HURON OFFICIAL PLAN

A.N.S.I.s	
Elementary, secondary and private schools	30 metres

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;

SOUTH HURON OFFICIAL PLAN

- ~~4. Protect primary and secondary mineral aggregate deposits from incompatible development, even though they may not be designated mineral aggregates, as these areas are considered an important provincial resource.~~
5. Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social, **economic** and environmental features **impacts**;
- ~~6. Ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;~~
7. Minimize conflicts between incompatible land uses;
8. Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
9. Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted;
10. Implement the recommendations of the Aggregate ~~Resource~~ 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.

SOUTH HURON OFFICIAL 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**. ~~These areas are designated Mineral Aggregates in accordance with the recommendations of the Aggregate Resources Strategy Report.~~

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. ~~The requirements of a complete application for 'Proposed Operations in Designated Mineral Aggregate Deposits' is provided in Appendix A: Municipality of South Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits.~~

5. Operations Outside Designated Deposits

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

SOUTH HURON OFFICIAL PLAN

~~Additional mineral aggregate deposits exist. Areas identified as Primary or Secondary or having 1, 2 or 3 constraints were not designated Mineral Aggregates because extraction in these areas may have an increased impact on the social or environmental features in the area.~~

~~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.~~

~~Prior to approval of these amendments, all Studies outlined in Appendix A: Municipality of South Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits as required by Section 4, Operations in Designated Mineral Aggregate Deposits plus the following may be required:~~

- ~~a. Potential impacts of the aggregate operation on existing land uses within 300 metres;~~
- ~~b. Impact on the character of the area, including built resources~~
- ~~c. Impacts of odor, dust, particulate emissions and vibration from the proposed use on adjacent land uses.~~
- ~~d. If any adverse impacts are identified, describe how these impacts will be mitigated~~

~~Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” mineral aggregate deposits as shown on the map in Appendix 7, as identified in the Aggregate Resource Strategy Report, 2005, will not be supported.~~

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. ~~Required Plans under the Aggregate Resources Act~~

~~All plans meeting the requirements of the Aggregate Resources Act licensing process, will be circulated to the County, Municipality and the local conservation authority for review.~~

~~All extraction, processing and associated activities shall be located, designed and operated so as to minimize environmental and social impacts and ensure no **limit**~~

SOUTH HURON OFFICIAL PLAN

~~negative impacts on surrounding properties. The Municipality may request specific conditions be attached to the license.~~

7. Rehabilitation

~~All mineral aggregate operations shall be progressively rehabilitated. The Municipality will work with operators and the Ministry of Natural Resources to ensure that all licenses have appropriate progressive rehabilitation plans.~~

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.

~~The Municipality shall encourage the Ministry of Natural Resources to provide notice when an aggregate license is surrendered.~~

~~1. Rehabilitation to Agriculture~~

~~When a mineral aggregate operation is rehabilitated to an agricultural use the following policies apply:~~

- ~~1. A site being rehabilitated to an agricultural use must restore approximately the same land area and soil capability that existed prior to extraction.~~
- ~~2. Plans submitted in accordance with the Aggregate Resources Act shall ensure the most efficient and effective use of overburden, topsoil and other non-product material.~~

~~2. Rehabilitation to Natural Environment~~

~~When a mineral aggregate operation is rehabilitated to a natural environment use the following policies apply:~~

- ~~a) A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction. Native self-sustaining vegetation should be established.~~
- ~~b) Rehabilitation to Natural Environment will be encouraged in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority when designing the operational plans and progressive rehabilitation plans.~~

SOUTH HURON OFFICIAL PLAN

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

9. Aggregate Recycling

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

10. 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

SOUTH HURON OFFICIAL PLAN

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.

11. 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.

12. ~~Natural Hazards~~

~~Any development permitted on or adjacent to a rehabilitated mineral aggregate operation, mineral and petroleum resource or operation will identify and mitigate issues of public health, safety and environmental impact.~~

~~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 MNR before any attempt is made to enter or plug a well.~~

13. Hydrogeological Study

A hydrogeological study will also be required to assess any adverse impact on quantity and/or quality of the groundwater resource, ~~where extraction is proposed closer than 1.5 metres of the established groundwater table.~~ Such studies will demonstrate that the extraction will have no negative impact on quality and quantity of the groundwater resource.

~~See Appendix A: Municipality of South Huron Study Requirements for Proposed Operations in Designated Mineral Aggregate Deposits.~~

14. 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.

SOUTH HURON OFFICIAL PLAN

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 quality;
- 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, ~~as identified in the Aggregate Resource Strategy Report~~, 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 ~~types 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

<u>Primary I</u>	<u>Exeter, Greater Grand Bend excluding Lakeshore Residential</u>
<u>Primary II</u>	<u>Centralia, Crediton, Huron Park</u>
<u>Secondary</u>	<u>Corbett, Dashwood, Greenway, Mount Carmel, Shipka</u>
<u>Tertiary</u>	<u>Elimville, Kirkton, Woodham</u>

SOUTH HURON OFFICIAL PLAN

<u>Lakeshore Residential</u>	<u>Lakeshore Residential Area, including Oakwood Park, Maple Grove, Sunnyside, and Kingsmere communities</u>
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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.

SOUTH HURON OFFICIAL PLAN

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 unserved settlement areas will be contiguous with existing development.

SOUTH HURON OFFICIAL PLAN

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

<u>Settlement Area Type</u>		<u>Allocated Growth</u>	
<u>Primary Settlement Area</u>	<u>PI</u>	<u>75%</u>	<u>75%</u>
	<u>PII</u>	<u>25%</u>	

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

<u>Secondary Settlement Area</u>	<u>14%</u>
<u>Tertiary Settlement Area</u>	<u>8%</u>
<u>Lakeshore Residential Area</u>	<u>3%</u>

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:

SOUTH HURON OFFICIAL PLAN

- 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.
 - d) Encouraging the establishment of Additional Residential Units and garden suites.

4. Minimum Density of Residential Development

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

SOUTH HURON OFFICIAL PLAN

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.**

SOUTH HURON OFFICIAL PLAN

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**

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

- 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

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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.**
- 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.**

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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.**

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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

SOUTH HURON OFFICIAL PLAN

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:

SOUTH HURON OFFICIAL PLAN

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. Priority will be given to residential intensification in proximity to Main Street.**
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.

SOUTH HURON OFFICIAL PLAN

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 (5% dedication or cash-in-lieu as a condition of development). New residential developments shall enhance open space, park and recreational opportunities within Exeter.

Residential Development (Low, Medium and High Density)

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.

SOUTH HURON OFFICIAL PLAN

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 or close to 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)

Senior Citizens' Housing

Senior Citizens' Housing includes nursing homes, rest homes, long-term residential care for seniors, and senior citizens' housing. These residential services for seniors will be permitted subject to the following policies:

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;

SOUTH HURON OFFICIAL PLAN

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 Areas20. 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.

*SOUTH HURON OFFICIAL PLAN***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:

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

D. Policies

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

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**

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL 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.

SOUTH HURON OFFICIAL PLAN

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

SOUTH HURON OFFICIAL PLAN

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:

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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;**

SOUTH HURON OFFICIAL PLAN

- 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

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.

SOUTH HURON OFFICIAL PLAN

6. In newly developing areas, in addition to general development standards, the following will be required:
1. A range of housing types and tenures with a minimum density of 15 units per hectare.
 2. 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.
 3. Integrated road and servicing design with multiple opportunities for connections to abutting development lands;
 4. 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.
 5. Adequate green spaces to provide recreation opportunities and access to Urban Natural Environment spaces for passive recreation where appropriate.
 6. Enhanced tree planting to promote shade and heat mitigation over the long term.
7. Residential
1. New residential development, including infill development, shall occur at a density which efficiently uses land, resources, infrastructure, public lands, and public service facilities.
 2. 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.
 3. Residential Parks are permitted within the Residential designation. A Residential Park is defined as including mobile homes and modular homes.

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

SOUTH HURON OFFICIAL PLAN

required to have full servicing, separation of permanent and seasonal uses (if applicable), and appropriate density.

4. See policies of Section 6.4.1.2.

8. Highway Commercial

1. 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.

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).

2. 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.

3. 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.

1. Lakeshore Residential Areas are permitted for continuous, year-round occupancy where adequate sewage, water, road access and other services are available.
2. 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.

SOUTH HURON OFFICIAL PLAN

3. 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.
4. The following development standards shall apply to all development in the Lakeshore Residential designation:
 - 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.

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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 Municipality of South Huron recently re-developed~~ 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.

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

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.

~~Storm water management reports may be required as a condition of a development agreement such that both water quantity and quality are considered. This will include provisions for erosion and sediment control measures and how they will be maintained during and after construction.~~

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;

SOUTH HURON OFFICIAL PLAN

- 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. ~~The establishment of a major community facility use in a Primary II Settlement area shall require an amendment to the implementing zoning by-law.~~

4. Commercial and Industrial

1. General commercial uses are directed to locate in the core/main street of the settlement area.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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:

SOUTH HURON OFFICIAL PLAN

- 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 10.1).

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

SOUTH HURON OFFICIAL PLAN

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.

B. 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).

SOUTH HURON OFFICIAL PLAN

C. 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. The creation of new services where necessary, having regard to the needs of the residents of the Municipality;~~
- ~~3. To implement the Community Services Master Plan (2009);~~
4. To locate new community facilities where they can best serve the public while ensuring compatibility with surrounding uses;
5. To provide facilities and services that promote interaction; and
6. To provide efficient, compatible and accessible locations for community facilities.

D. 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 which serve the entire community should be located within the core area of an urban settlement.~~
3. 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

SOUTH HURON OFFICIAL PLAN

- e) that the proposed location has adequate servicing to the satisfaction of the Municipality.
- 4. 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.
- 5. 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.
- 6. Social and administrative community facilities located in Primary II, Secondary and Tertiary Settlement areas will proceed by amendment to the zoning by-law.
- 7. 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.
- ~~8. Social and administrative uses will be developed with regard to South Huron's Universal Design and Accessibility Guideline.~~

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.

SOUTH HURON OFFICIAL PLAN

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.

E. 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.

F. 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.

SOUTH HURON OFFICIAL PLAN

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 ~~commercial and industrial~~ uses scattered throughout the rural areas of South Huron; **however, those** ~~However, commercial and industrial~~ 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.**

~~Within South Huron a number of commercial and industrial operations exist in the rural areas of the Municipality.~~

8.1 RURAL COMMERCIAL

~~While commercial development is permitted in the "Urban" designation of the plan, policies in this section relate to those areas specifically designated "Rural (Airport) Commercial" on Schedule "B" (including Schedules B1-Stephen and B2-Usborne), the Land Use Map.~~

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. New commercial uses will not be permitted outside of 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 (Airport) 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 (Airport) Commercial" will **continue to** be commercial uses which are **both** related **and unrelated** to the airport.

2. Policies for the "Rural (Airport) Commercial" Designation

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

SOUTH HURON OFFICIAL PLAN

- 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;
- ~~– The Municipality may license all commercial uses related to the racing of motor vehicles and the holding of motor vehicle races;~~
- 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 ~~Grand Bend Airport Rural Industrial Subdivision (Section 0)~~ may be included in the implementing Zoning By-law.

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

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.

SOUTH HURON OFFICIAL PLAN

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".

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.** ~~This area includes an existing 52 acre parcel that is currently occupied by a food processing business. It also includes a vacant parcel of land approximately 28 acres in area and is primarily intended for small-scale industrial development by Plan of Subdivision. Detailed land use control and performance standards for both parcels will be established through the site plan control process.~~

~~The second area is that of Great Lakes Agra Corporation (formerly Dashwood Industries) 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 ~~Grand Bend Airport~~ Industrial Subdivision

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

SOUTH HURON OFFICIAL PLAN

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
 - 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

SOUTH HURON OFFICIAL PLAN

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. ~~Expansion of existing "Rural Industrial" designations and~~ The development of new "Rural Industrial" ~~uses~~ **areas** shall not be permitted. New Industrial uses shall be directed to locate within existing urban settlement areas.

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.

5. Location

The general location of lands designated "Rural Commercial" and "Rural Industrial" are shown on The Land Use Plan, Schedule "B" (~~including Schedules B1-Stephen and B2-Usborne~~). 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.

*SOUTH HURON OFFICIAL PLAN***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" and "B1"—~~Stephen Land Use Plan~~. Mobile homes are also permitted in accordance with the policies of other urban sections.

SOUTH HURON OFFICIAL PLAN

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" (including Schedules B1-Stephen and B2-Usborne).

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. ~~designated Recreation.~~

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.

SOUTH HURON OFFICIAL PLAN

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. Direct new recreational development to the Port Blake Planning Area; and~~
6. 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.

*SOUTH HURON OFFICIAL PLAN***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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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 ~~in accordance with Section 9.5, EXPANSION OF DESIGNATED AREA.~~

~~9.4.3 Recreational Commercial~~

~~Recreational Commercial uses shall be permitted in the Recreational designation by rezoning to the appropriate zone. Approval of such a rezoning will be subject to:~~

- ~~1. Compatibility with adjacent uses and zones;~~
- ~~2. Location on a public road with an approved access point, adequate site lines and no traffic hazard;~~

SOUTH HURON OFFICIAL PLAN

3. ~~Where available, recreational commercial developments will be serviced by municipal water and sewer services. If municipal water is not available, lots will either be developed on a communal water system or if this is not feasible they may be allowed to develop on private on-site individual systems. The adequacy of the services and the appropriateness of the services proposal shall be on the basis of supporting documentation.~~
4. ~~A high standard to 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 with 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. For free-standing signs, consolidated signage will be used where more than one use exists on a property;~~
 - c) ~~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.~~
 - d) ~~outdoor lighting fixtures shall be installed so that illumination is directed downwards and deflected away from adjoining residential areas;~~
 - e) ~~outside storage and refuse collection areas should be located to the rear of the main building and completely screened from general view. Outdoor display and sales areas will be permitted provided they are not located in the landscaped buffer area and are kept in a neat and attractive manner.~~
 - f) ~~where separation distances are inadequate with respect to abutting planned or established residential uses, the range of recreational commercial uses may be restricted to ensure compatibility;~~
 - g) ~~within recreational commercial areas, buffering will also be used to ensure mutual compatibility among different permitted uses;~~
 - h) ~~all building sides visible from the street should be finished and treated similarly to the front; where possible, landscaping will be provided between buildings.~~

SOUTH HURON OFFICIAL PLAN

9.5 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.

9.6 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.

9.7 LOCATION

The general location of lands designated Recreational is shown on The Land Use Plan, Schedule "B". (~~including Schedules B1-Stephen and B2-Usborne~~).

*SOUTH HURON OFFICIAL PLAN***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

10.1. 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.

SOUTH HURON OFFICIAL PLAN

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:

SOUTH HURON OFFICIAL PLAN

- 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 of Section d, ~~POLICIES of Community Facilities.~~

SOUTH HURON OFFICIAL PLAN

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 Policy 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

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

- 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.

*SOUTH HURON OFFICIAL PLAN***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.

*SOUTH HURON OFFICIAL PLAN***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.

*SOUTH HURON OFFICIAL PLAN***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.

~~10.3.1.1.1. Mobile Home Parks~~

~~Mobile home parks should have direct access into a major road and shall not cause heavy volumes of vehicular traffic to use nearby residential streets. Roads within mobile home parks shall be public roads and be developed to the same standard as local municipal roads.~~

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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL 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.

SOUTH HURON OFFICIAL PLAN

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)

SOUTH HURON OFFICIAL PLAN

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" and Schedule "B1" – Stephen:

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"

SOUTH HURON OFFICIAL PLAN

and Schedule "B1" – Stephen.

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;

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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:

SOUTH HURON OFFICIAL PLAN

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;

SOUTH HURON OFFICIAL PLAN

- 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.

*SOUTH HURON OFFICIAL PLAN***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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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. ~~Participate in funding programs that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties. It is important that these programs are known to the residents of the Municipality;~~
3. Support Community Improvement Projects that have the effect of improving the economic and social well-being of the community;
4. 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.
5. Enhance opportunities for economic diversity.
6. Support development that maintains and promotes the well-being of main streets.
7. Support economic activity that will preserve the public health and integrity of the natural environment.
8. 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.
9. 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. ~~The mandate of this Committee will be as follows:~~
 - a) ~~to promote the Municipality of South Huron within the constraints of a budget as approved by Council;~~

SOUTH HURON OFFICIAL PLAN

- ~~b) to compile, update and have available for public information, a community profile containing information of interest to potential residents, businesses and industry;~~
- ~~c) to ensure that appropriate and sufficient land is available for development;~~
- ~~d) to identify the needs and aspirations of the community;~~
- ~~e) to bring together and coordinate the resources from community organizations and interest groups.~~

1. Land Use Planning

- 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.

2. 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. ~~The well-being of downtowns and main streets will be preserved by appropriate regulation of non-core development in consideration of the heritage policies in Section 10.5.~~

3. 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.**

4. Infrastructure and Servicing

- a) To allow for the growth of all appropriate sectors of the economy, the following should be provided:

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

10.4. 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** ~~connectivity~~ 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 existing ***cultural*** heritage resources. ~~;~~ and

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.~~

SOUTH HURON OFFICIAL PLAN

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. ~~and sustainability.~~

Compatible Development

Site and building design that complements the surrounding neighbourhood **context** ~~character~~ 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.

Pedestrian Barrier-free Movement

Building and site design that encourages **accessible and barrier-free** pedestrian movement with emphasis on direct and safe ~~pedestrian~~ **paths of travel** access 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.

SOUTH HURON OFFICIAL PLAN

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;**

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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 X). Appendix X 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).**

SOUTH HURON OFFICIAL PLAN

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

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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 Review

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

SOUTH HURON OFFICIAL PLAN

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:

- 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.

*SOUTH HURON OFFICIAL PLAN***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.

SOUTH HURON OFFICIAL PLAN

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.** will be developed in accordance with the Green Energy Act and /or other applicable Provincial Legislation.

In the event that the Green Energy Act is repealed or no longer in effect, no renewable energy uses shall be developed until municipal regulations are in full force and effect.

The Municipality may develop guidelines for reviewing renewable energy projects where an applicant under the Green Energy Act or the Feed-In-Tariff program of the Ontario Power Authority requests a supportive resolution.

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, may **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.**

*SOUTH HURON OFFICIAL PLAN***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, ~~resubdivision, clearance,~~ 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;

SOUTH HURON OFFICIAL PLAN

5. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities; and
6. ~~To focus on the development and redevelopment of Main Street Exeter and Huron Park Industrial Area.~~

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,

SOUTH HURON OFFICIAL PLAN

- 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 ~~viable~~ **vibrant commercial sectors** ~~urban areas~~, 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.

*SOUTH HURON OFFICIAL PLAN***11.3.1.1. ~~Phasing Of Community Improvements~~**

~~In addition to the criteria used in the selection of Community Improvements, the following shall be considered when identifying priorities for the phasing of community improvements:~~

- ~~a) Prior to undertaking any community improvements, Council shall be satisfied that it can reasonably finance and afford the Municipality's share of costs associated with the required improvement;~~
- ~~b) The improvements which will most substantially increase the economic viability, safety, stability and aesthetic quality of the community shall be undertaken first; and~~
- ~~c) The importance of the improvements shall be determined based upon comments received from the land owners/residents at advertised public meetings as required by the Planning Act, R.S.O. 1990.~~

*SOUTH HURON OFFICIAL PLAN***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.

SOUTH HURON OFFICIAL PLAN

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. ~~In a case where a conflict arises between the goals and policies of other sections and the Land Division Section, the provisions of the goals and policies of the Land Use Plan sections shall prevail.~~

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) An intensive livestock operation must be situated on a minimum lot size of 38 hectares;~~
 - d) There has been no previous separation from the 60 hectare parcel since the date of adoption of this plan;
 - e) 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,

SOUTH HURON OFFICIAL PLAN

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. Where a barn exists in the immediate vicinity to the surplus residence, Council may require the demolition of the barn or its inclusion with the residential unit prior to approving the severance. The required zoning amendment shall restrict the total number of livestock to be permitted in the severed barn;~~
6. 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. ~~and to limit the number of nutrient units permitted in any accessory structure.~~

SOUTH HURON OFFICIAL PLAN

7. 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.
8. 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.
9. 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.
10. The retained lands are a minimum of 19 hectares unless merged with an abutting farm.
11. 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 7: ~~Constrained and Unconstrained Aggregate Resources: Aggregate Resources Inventory Plan for the Municipality of South Huron.~~
12. 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.

SOUTH HURON OFFICIAL PLAN

4. Consents may be granted where both the severed and retained parcels:
 - a) Have a minimum lot size of 38 hectares and
 - b) ~~Are eligible for rezoning to permit the construction of a dwelling subject to Section **Error! Reference source not found.**, Natural Environment **Error! Reference source not found.** policies.~~

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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

- ~~8. Prior to making a decision on an application for consent, the County of Huron Land Division Committee shall consult with the Municipality.~~
9. 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;
- ~~4. Prior to the granting of consent approval the Huron County Health Unit shall be satisfied that the location of the existing municipal drain has been addressed in the servicing and location of any new lots.~~

**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** ~~committee responsible for land division~~

SOUTH HURON OFFICIAL PLAN

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.

~~12.3.4.3.1 Port Blake Planning Area~~

~~Within the Port Blake Planning Area development will take place by either registered plan of subdivision/condominium or consents. When consents are used to open up new areas, they will be given only on the basis of a pre-design approved by the Municipality. The pre-design plan will show how the proposed development fits logically into existing development patterns. Such development shall not preclude future development (e.g., by creating land-locked parcels).~~

~~The Port Blake Planning Area includes several land use designations. For lands designated Community Facility, Natural Environment and Agriculture within the Port Blake Planning Area, the land division policies of those respective designations shall apply.~~

~~The following land division policies shall apply to the lands designated Residential, Lakeshore Residential and Highway Commercial within the Port Blake Planning Area:~~

~~12.3.4.3.2 Residential~~

~~In areas designated "Residential" on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:~~

- a) ~~For lot enlargement purposes, lot boundary adjustments and title correction purposes.~~

~~12.3.4.3.3 Lakeshore Residential~~

~~In areas designated "Lakeshore Residential" on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:~~

SOUTH HURON OFFICIAL PLAN

- ~~1. That the area is not large enough or suited to development by a registered plan of subdivision.~~
- ~~2. That the area is suited for lakeshore residential use.~~
- ~~3. For infill development provided that:

 - ~~a) Minimum lot size of 0.4 hectares for infilling situations, with two exceptions:

 - ~~i. The lot size can be smaller if it is defined by a natural boundary;~~
 - ~~ii. The lot size may be reduced to a minimum of 1400 sq.m. provided that satisfactory evidence is provided demonstrating the severed and retained parcels are able to adequately accommodate sewage and water services.~~~~
 - ~~b) Notwithstanding Section **Error! Reference source not found.** “**Error! Reference source not found.**”, creation of infill lots on land designated Lakeshore Residential may occur on privately owned roads provided they are shown within a registered plan of subdivision, and are owned/maintained by an association or syndicate. In the case of Maple Grove, roads may be shown on a road plan. Documentation shall be provided to the Municipality demonstrating access to a private road can be obtained from the owner of the private road prior to final approval of the consent.~~~~
- ~~4. For assembling of land for a future lakeshore residential subdivision.~~
- ~~5. 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.~~
- ~~6. For lot enlargement purposes, lot boundary adjustments and title correction purposes.~~
- ~~7. Any new Lakeshore Residential communities shall be established by plan of subdivision/condominium. Roads within a plan of subdivision shall be required to be deeded as a public road.~~

12.3.4.3.4 Highway Commercial

In areas designated “Highway Commercial” on the Port Blake Planning Area Land Use Map, consents for conveyance will be in accordance with the following policies:

- ~~1. 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.~~
- ~~2. For lot enlargement purposes, lot boundary adjustments and title correction purposes.~~

*SOUTH HURON OFFICIAL PLAN***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.

SOUTH HURON OFFICIAL PLAN

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.

*SOUTH HURON OFFICIAL PLAN***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;

SOUTH HURON OFFICIAL 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;** ~~County committee responsible for planning and the local planning advisory committee;~~
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** ~~Policy~~ 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;

SOUTH HURON OFFICIAL PLAN

- 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.

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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 under Section ~~Error! Reference source not found., Error! Reference source not found.~~, of this Plan.

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.

SOUTH HURON OFFICIAL PLAN

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. ~~This mechanism provides the legal means for municipalities to direct specified aspects of a development at no cost to the Municipality. The rationale for this authority is that residents of the Municipality should not have to subsidize, through property taxes, improvements and services such as road widenings, easements, vehicular and pedestrian access, loading and parking facilities, landscaping, garbage collection and handling, and drainage, which may be required as a direct result of the development.~~

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;

SOUTH HURON OFFICIAL PLAN

- 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) Ensure a high standard of exterior design, including the character, scale, appearance and design of features of buildings;~~
- i) Implement urban design guidelines;
- j) Establishment of sustainable design elements on any adjoining street including: trees, plantings, street furniture, curb ramps, waste receptacles and bicycle parking facilities;
- k) 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. ~~except for land used for low density residential purposes.~~ 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.

~~Site Plan Control applications shall be processed in accordance with Section 41 of the Planning Act and any site plan control by-law that is approved by Council. being South Huron By-law 34/2008 and related by-laws.~~

~~In accordance with section 41(4)(2) of the Planning Act, drawings will be required for residential buildings containing more than 4 residential units if the proposed building is located within the Historic Core and Southbank Districts of Exeter, as designated on the Exeter Land Use Plan (Schedule "C").~~

~~For the purpose of Site Plan Control (section 41(4)(2e) of the Planning Act), matters of exterior design shall include the design, shape and coordination of architectural features such as balconies, cornices, banding, building materials, colour, dormers, frieze, parapet, windows, and any other design feature that affects the appearance of the building or exterior facades.~~

SOUTH HURON OFFICIAL PLAN

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.

SOUTH HURON OFFICIAL PLAN

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 ~~Ontario~~ *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.

SOUTH HURON OFFICIAL PLAN

- 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. ~~All proposals requiring an amendment to this plan or the zoning by-law will be accompanied by a public meeting as required under the Planning Act.~~

~~Although not specifically prescribed, development proposals of significance to the entire Municipality will be made public for discussion, and in reviewing development proposals of lesser impact, efforts will be made to notify surrounding residents who may be affected so as to allow their concerns to become part of the decision-making process.~~

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 OFFICIAL PLAN

- **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** ~~establishes~~ 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** ~~is a potential~~ benefit to public involvement and participation beyond the requirements of the Planning Act;
4. Informal processes of conflict resolution will be encouraged. ~~This may occur at different levels. - people to come together to discuss their differences or through local committees that attempt to resolve conflict;~~

SOUTH HURON OFFICIAL PLAN

5. Formal conflict resolution (for example the Ontario Land Tribunal Municipal Board) 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. ~~This Plan identifies the following studies, plans and/or assessments that the Municipality may require to support Official Plan Amendments, Draft Plan of Subdivision/Condominium Approval applications and Zoning By-law Amendments, prior to that application being considered complete.~~

~~The following studies, plans and/or assessments shall be determined to be required at the sole discretion of the Municipality:~~

SOUTH HURON OFFICIAL PLAN

13.2.19.1 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.**

13.2.19.2 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, including significant natural features within Settlement Areas;
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; known to occur within the County of Huron, or where the Ministry of Natural Resources has identified habitat for threatened or endangered species as per the Endangered Species Act 2007; and
4. Other locally or provincially required studies;

~~13.2.19.3 Settlement Areas (including Urban Lands and Lakeshore Recreational areas) and Recreational Areas~~

- ~~1. A Comprehensive Review if land is being newly designated for urban development or if converting employment lands to non-employment uses;~~
- ~~2. A heritage impact study if within or adjacent to a Heritage Conservation District or a Protected Heritage Property;~~
- ~~3. A retail market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area;~~
- ~~4. An air, noise or vibration study when required by Provincial guidelines; and~~
- ~~5. Other locally or provincially required studies;~~

13.2.19.4 Servicing

1. A servicing proposal to demonstrate the proposed connection to existing municipal services;

SOUTH HURON OFFICIAL PLAN

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.

14.2.19.5 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

14.2.19.6 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.

13.2.19.5 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;

SOUTH HURON OFFICIAL 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. ~~Master plan;~~
8. ~~Streetscape plan;~~
9. ~~Urban design guidelines;~~
10. ~~Tree preservation plan;~~
11. ~~A traffic impact study;~~
12. ~~An archaeological assessment in areas of archaeological potential;~~
13. ~~An air, noise or vibration study when required by Provincial guidelines;~~
14. ~~An Environmental Site Assessment when required by Provincial legislation;~~
15. Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other non-farm development;
16. Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns;
17. A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill; ~~and~~
18. A hydro-geological study, compatibility study and rehabilitation plan for applications to permit commercial scale water taking facilities;
19. **Other locally or provincial required studies;**
20. **Any other required materials identified during pre-consultation on the proposal; and**
21. **Completed peer reviews and any required updates or additions identified through a staff or peer review of any required materials.**

SOUTH HURON OFFICIAL PLAN

Applicants must **are encouraged to** pre-consult with the Municipality prior to submitting applications. ~~The Municipality has passed by law #80-2013 under the Planning Act requiring applicants to pre-consult with the municipality to determine complete application requirements.~~ 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.

13.2.20 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.

13.3 INTERPRETATION

13.3.1 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.

~~It is intended that amendments to the South Huron Land Use Plans (Schedule "B" to "O") can be made by the use of more detailed additional maps covering only the area~~

SOUTH HURON OFFICIAL PLAN

~~affected by the amendment. Such maps will be included as Schedules “B1”, “B2”, etc. and will, therefore, not require the redrafting of Schedule “B” or any Appendices. In such cases the designations on the more detailed map will prevail.~~

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.

13.3.2 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** ~~Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority;~~
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**, ~~the Ministry of Natural Resources and the Ausable Bayfield Conservation Authority or the Upper Thames River Conservation Authority~~ and 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** ~~Council with consideration of recommendations by the Ministry of Natural Resources, Ausable Bayfield Conservation Authority and the Upper Thames River Conservation Authority~~, and environmental impact studies may be required.

SOUTH HURON OFFICIAL PLAN

APPENDIX A

Designated Properties Under the Ontario Heritage Act

<u>Address</u>	<u>Property Name</u>	<u>Construction Date</u>
<u>417 Airport Line, Huron Park, Centralia</u>	<u>Stephen Township Arena building on former RCAF Base</u>	<u>1964</u>
<u>71878 Morrison Line</u>	<u>The Strang Farmhouse</u>	<u>1865</u>
<u>70689 B Line</u>	<u>Huron Country Playhouse Theatre building</u>	
<u>12 Victoria Street East, Crediton</u>	<u>The Henry Eibler House – The Village Post Bed & Breakfast</u>	<u>1888</u>
<u>322 Main Street East, Exeter</u>	<u>Exeter Town Hall</u>	<u>1913</u>

Note: This list may be updated as appropriate without an amendment to the Plan.

Application for Proposed Operations in Designated Mineral Aggregate Deposits

The following shall be completed to the satisfaction of the Municipality, the Ministry of Natural Resources, and other applicable ministries or agencies before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license):

1. Summary Statement:

Includes the following information:

- a) Any planning and land use considerations;
- b) The agricultural classification of the proposed site, using the Canada Land Inventory classes. For the lands being returned to agriculture, the proposed rehabilitation techniques must be identified;
- c) The quality and quantity of aggregate on site;

SOUTH HURON OFFICIAL PLAN

- d) ~~The main haulage routes and proposed truck traffic to and from the site, and necessary entrance permits;~~
- e) ~~The progressive and final rehabilitation and the suitability of the proposed rehabilitation having regard to the adjacent lands;~~
- f) ~~Any existing surface water on and surrounding the site and proposed water diversion, storage and drainage facilities on the site and points of discharge to surface waters; and~~
- g) ~~Determine the elevation of the established groundwater table within the site.~~

2. ~~Natural Environment Report:~~

~~The applicant shall be required to determine whether any of the following features exist on or within 120 metres of the site: significant wetland, significant portions of habitat for threatened or endangered species, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat and significant areas of natural and scientific interest (life science).~~

~~Where the report identifies any features on site or within 120 metres of the site, the negative impacts on the natural features or ecological functions need to be assessed and recommendations provided on proposed preventative, mitigative or remedial measures.~~

3. ~~Hydrogeological Report:~~

~~Using established principles, conduct a preliminary hydrogeologic evaluation to determine the final extraction elevation relative to the established groundwater table, and the potential for adverse effects to groundwater and surface water resources and their uses;~~

~~Where the potential for adverse impact exists on groundwater and surface water resources and accessory uses, an impact assessment is required to determine the significance of the impact and the feasibility of mitigation.~~

~~When extraction is proposed below the watertable, a technical report must be prepared and shall address include the following items:~~

- a) ~~description of the physical setting including local geology, hydrogeology, and surface water systems~~
- b) ~~water wells~~
- c) ~~springs~~

SOUTH HURON OFFICIAL PLAN

- d) ~~surface water courses, including cold water streams~~
- e) ~~potential changes to surface water and impact on temperature of surface water~~
- f) ~~discharge to surface water~~
- g) ~~proposed water diversion, storage and drainage facilities on site~~
- h) ~~methodology~~
- i) ~~water budget~~
- j) ~~impact assessment~~
- k) ~~mitigation measures including trigger mechanisms~~
- l) ~~contingency and monitoring plan~~
- m) ~~technical support data~~

*SOUTH HURON OFFICIAL PLAN*4.— ~~Cultural Heritage Resource Study:~~

~~Determine if there are any known and significant archaeological resources on the property and the potential of the site to have heritage resources.~~

~~If a site has a medium to high potential for heritage resources, further research must be conducted. Any resources must be documented and the information must be submitted to the Municipality and the Ministry of Culture on the location of the resource and proposed mitigation measures.~~

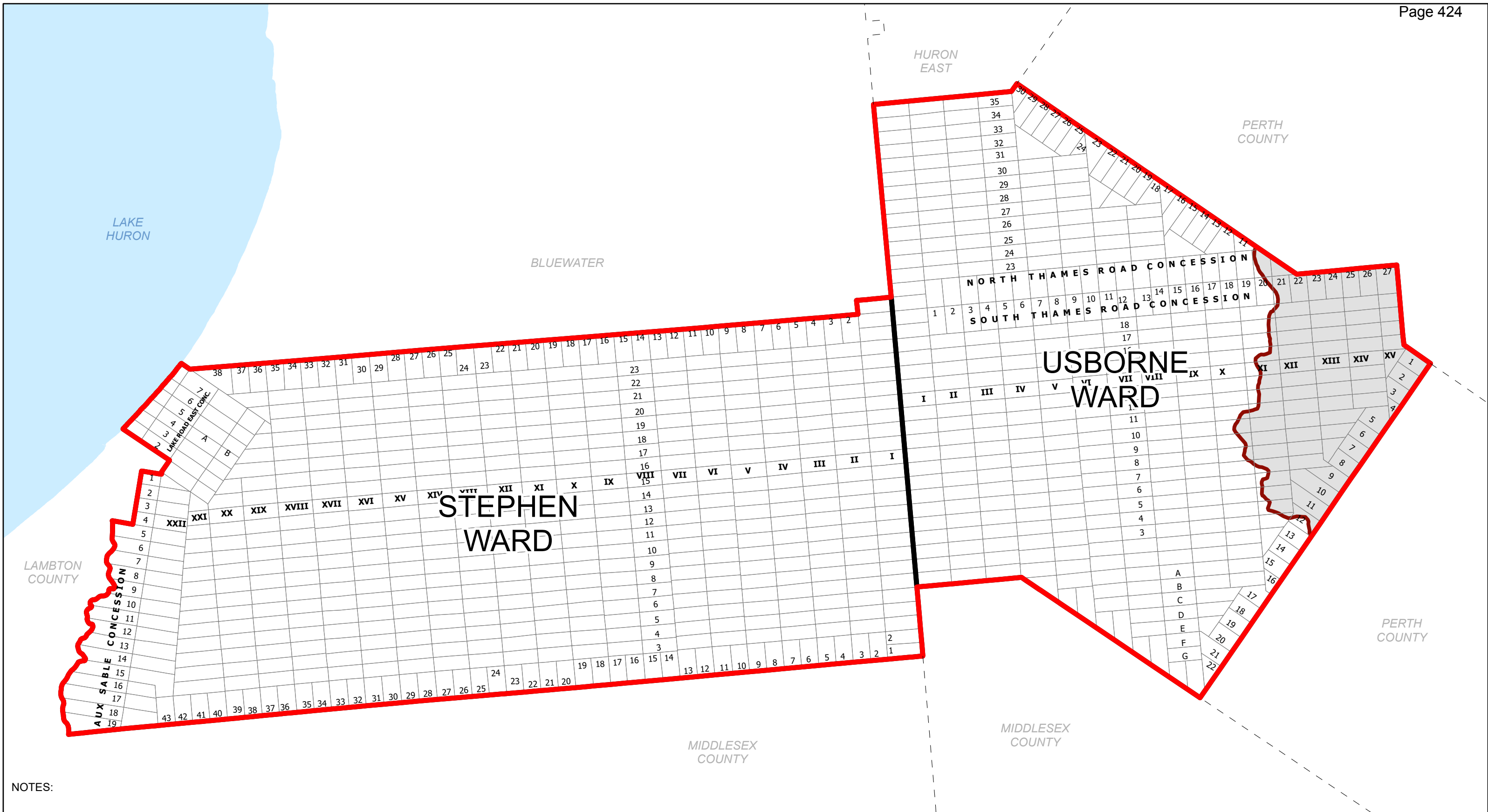
5.— ~~Traffic Impact Study:~~

~~A traffic impact study shall address:~~

- ~~a) The proposed haul route(s);~~
- ~~b) The anticipated increase in traffic generated by the proposed extractive operation;~~
- ~~c) Traffic impacts resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;~~
- ~~d) Whether the upgrading of the roads proposed to be used as haul route(s) is necessary, and the allocation of costs for such upgrading.~~

6.— ~~Noise Study:~~

~~If extraction and/or processing facilities are proposed within 150 metres of a sensitive receptor, a noise assessment report may be required to determine compliance with provincial guidelines.~~

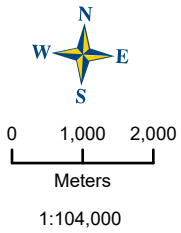


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MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "A"
 BASE MAP

Schedule "A" has been amended by:

- Lot Boundary
- Conservation Area Boundary
- Ausable Bayfield Conservation Authority
- Ward Boundary
- Municipal Boundary
- Upper Thames River Conservation Authority



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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

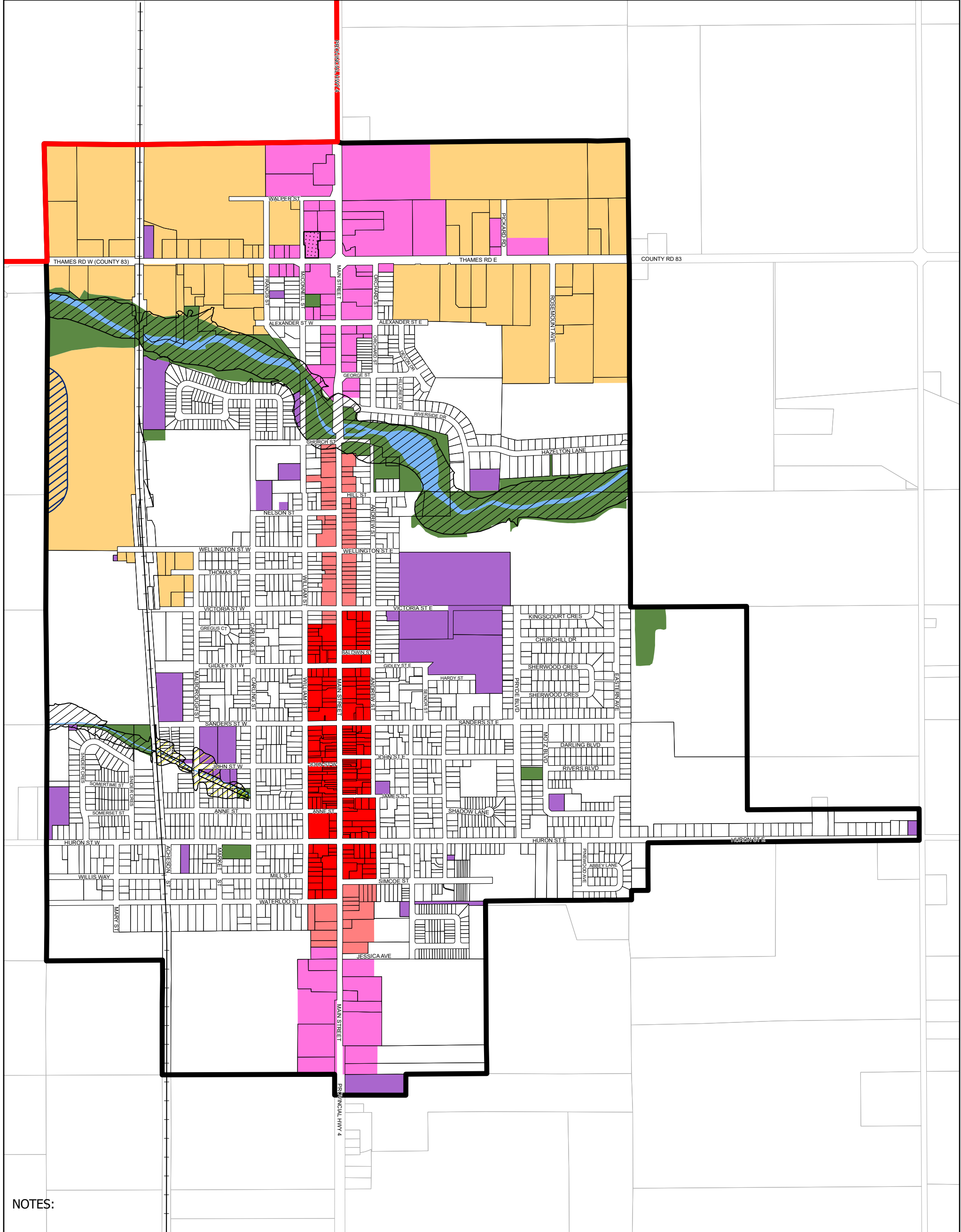
SCHEDULE "B" LAND USE PLAN

Schedule "B" has been amended by:

- OPA 2
- OPA 5
- OPA 7
- OPA 8
- OPA 11
- OPA 18
- OPA 21
- OPA 22

<ul style="list-style-type: none"> Closed Landfill 500 m Landfill Buffer Provincial Highway County Road Municipal Road Railway Lot Boundary Watercourse 	<ul style="list-style-type: none"> Waterbodies Sewage Lagoon Buffer(s) Special Policy Area Natural Hazard <p>Landuse</p> <ul style="list-style-type: none"> Agriculture Lakeshore Residential Recreational 	<ul style="list-style-type: none"> Airport Commercial Community Facility Industrial Mineral Aggregate Natural Environment Rural Mobile Home Settlement Area
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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "C" EXETER LAND USE PLAN

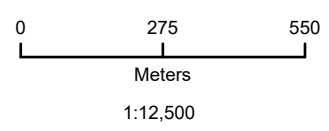


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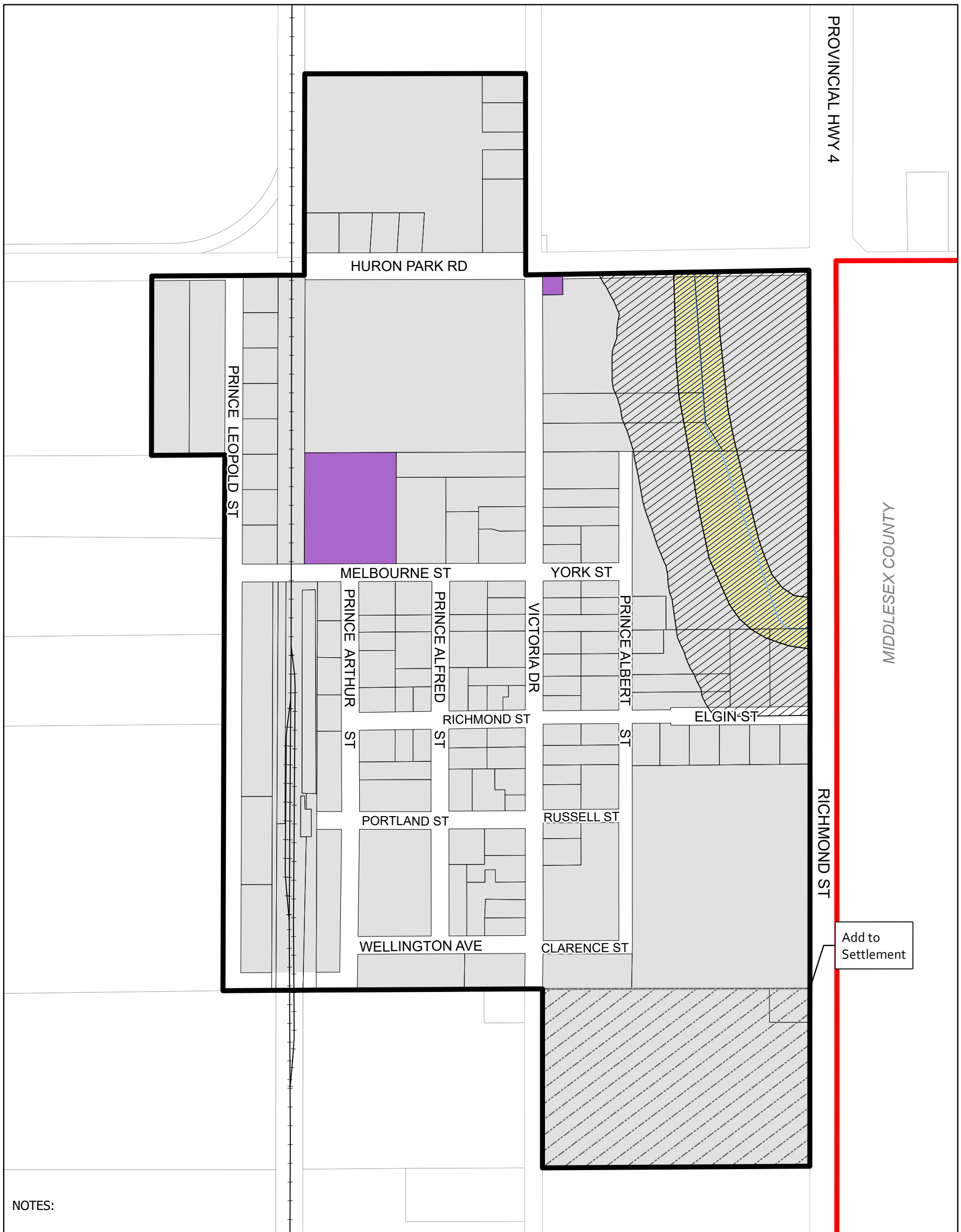
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<ul style="list-style-type: none"> Railway Shapton Drain Property Boundary Settlement Boundary Municipal Boundary Sewage Lagoon Buffer Watercourse 	<ul style="list-style-type: none"> Add/Remove Settlement Boundary Floodway Flood Fringe Floodplain Special Policy Areas Highway Commercial Special Policy 7.5.4.5.7 	<p>Landuse</p> <ul style="list-style-type: none"> Residential Historic Core Community Facility Mixed Use Highway Commercial Industrial Urban Natural Environment
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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "D" CENTRALIA LAND USE PLAN



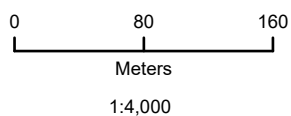
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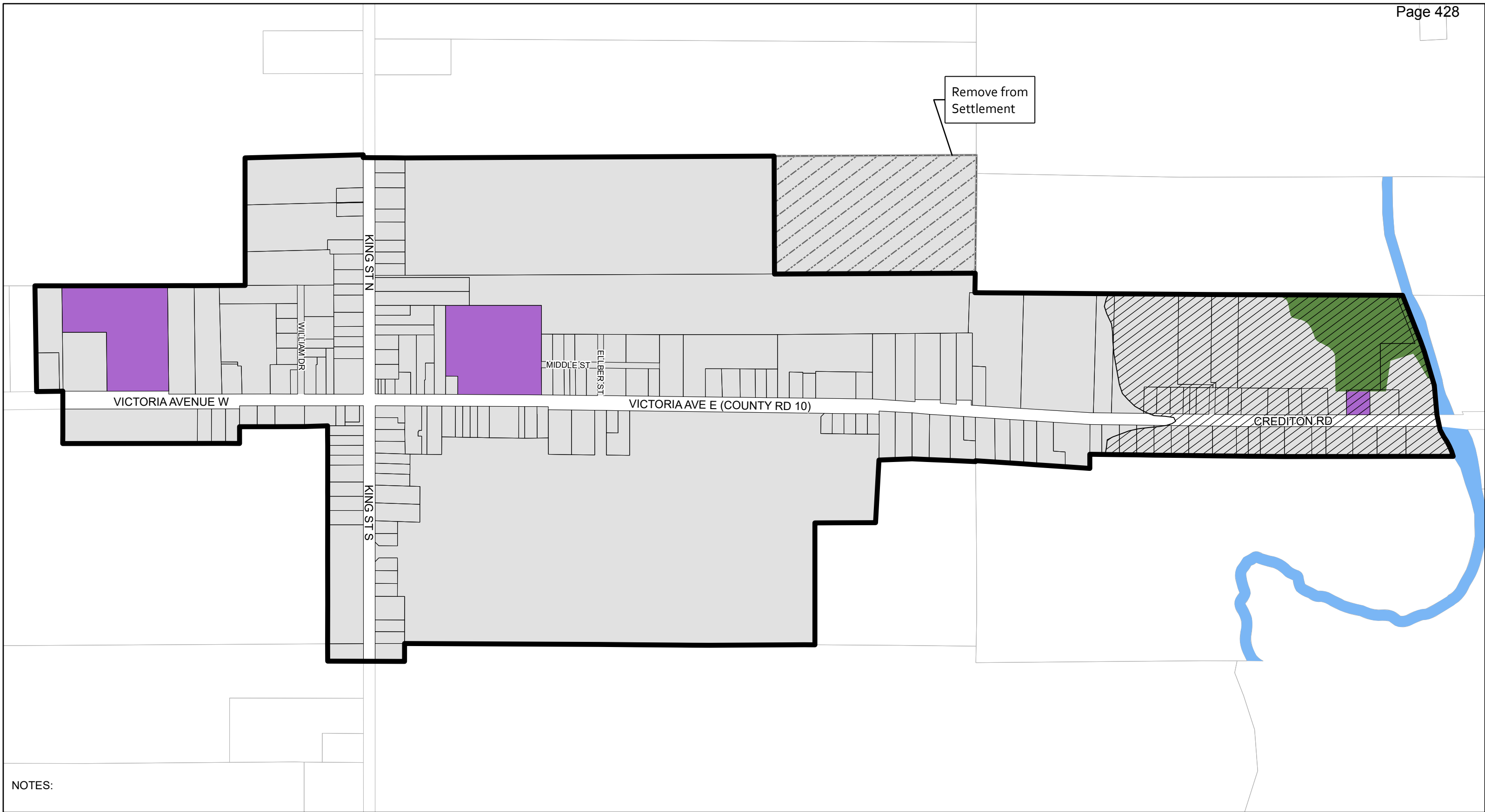
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- + Railway
- Watercourse
- Property Boundary
- ▬ Settlement Boundary
- ▬ Municipal Boundary
- Add/Remove Settlement Boundary

- ▨ Floodway
- ▨ Floodplain
- Landuse**
- ▭ Community Facility
- ▭ Urban

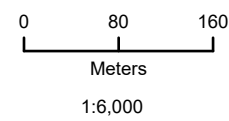


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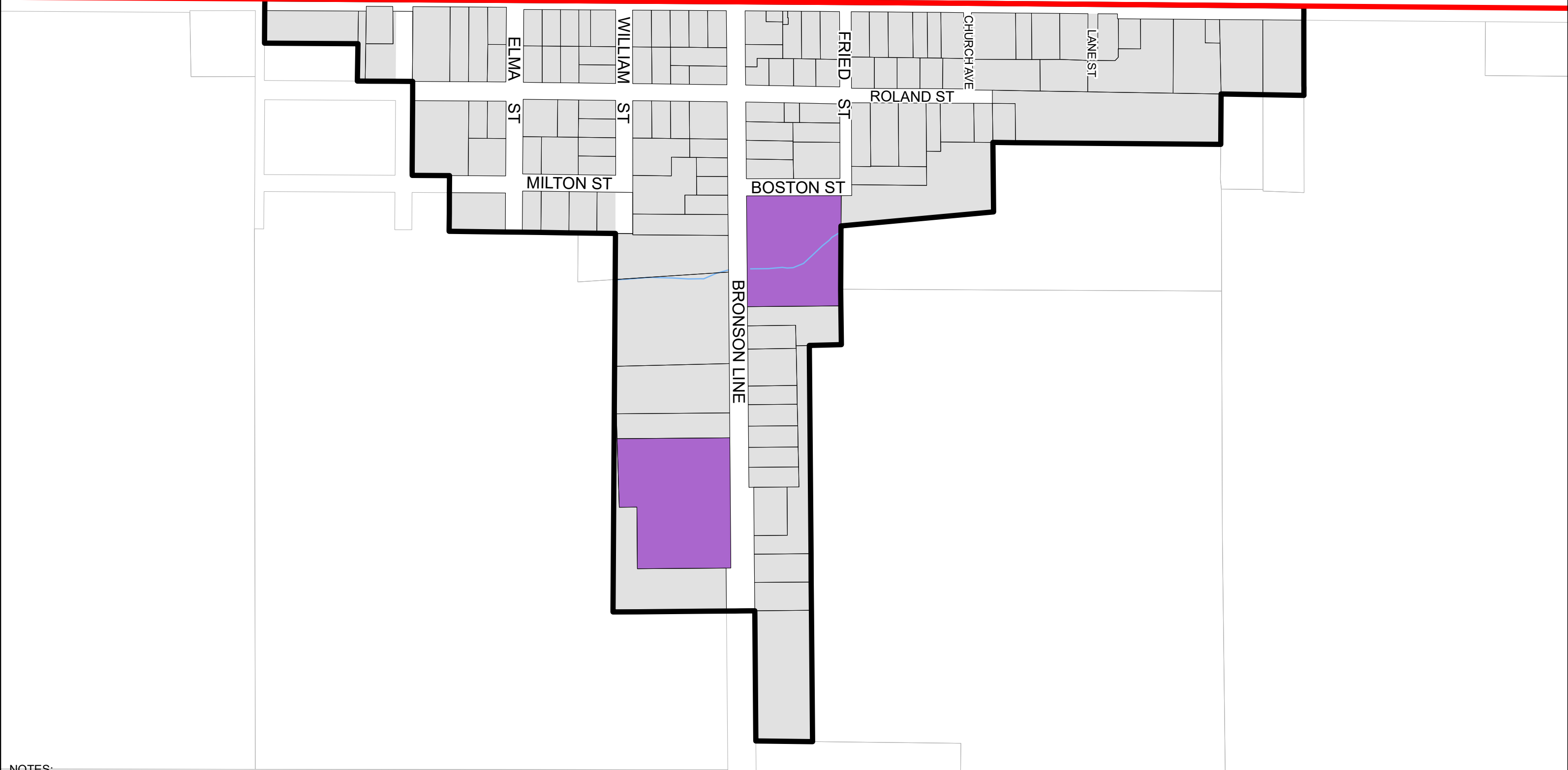
MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "E" CREDITON
 LAND USE PLAN

Schedule "E" has been amended by:
 OPA 11

- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Add/Remove Settlement Boundary
- Watercourse

- Landuse**
- Floodplain
 - Community Facility
 - Urban
 - Urban Natural Environment

DASHWOOD RD (COUNTY RD 83)



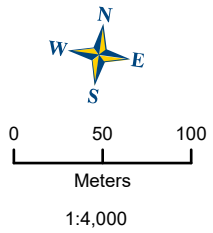
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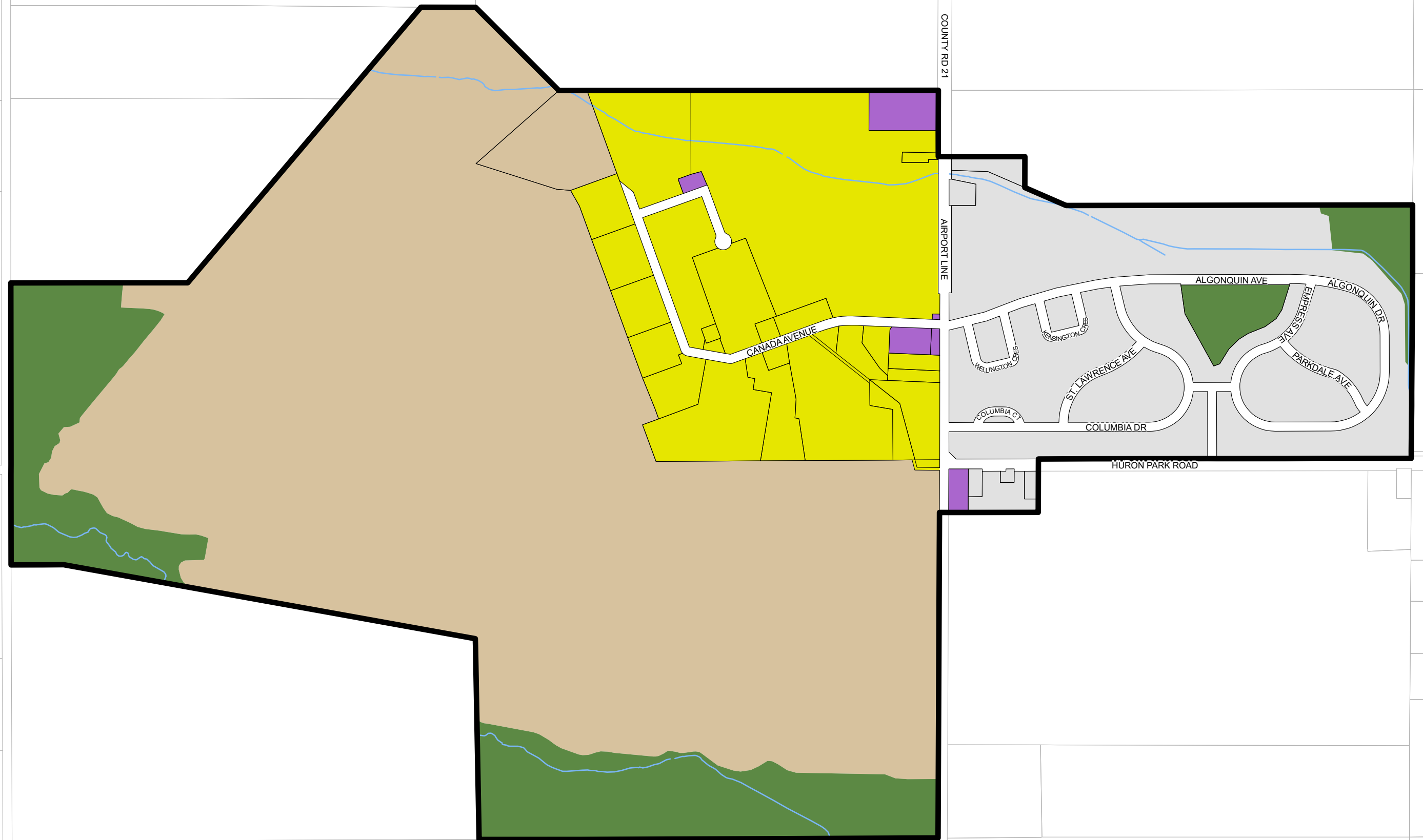
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MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "F" DASHWOOD
 LAND USE PLAN

Schedule "F" has been amended by:
 OPA 11

- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Community Facility
- Urban



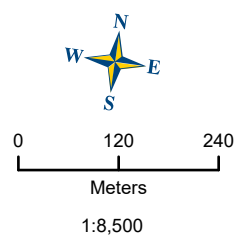
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MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "G" HURON PARK
 LAND USE PLAN

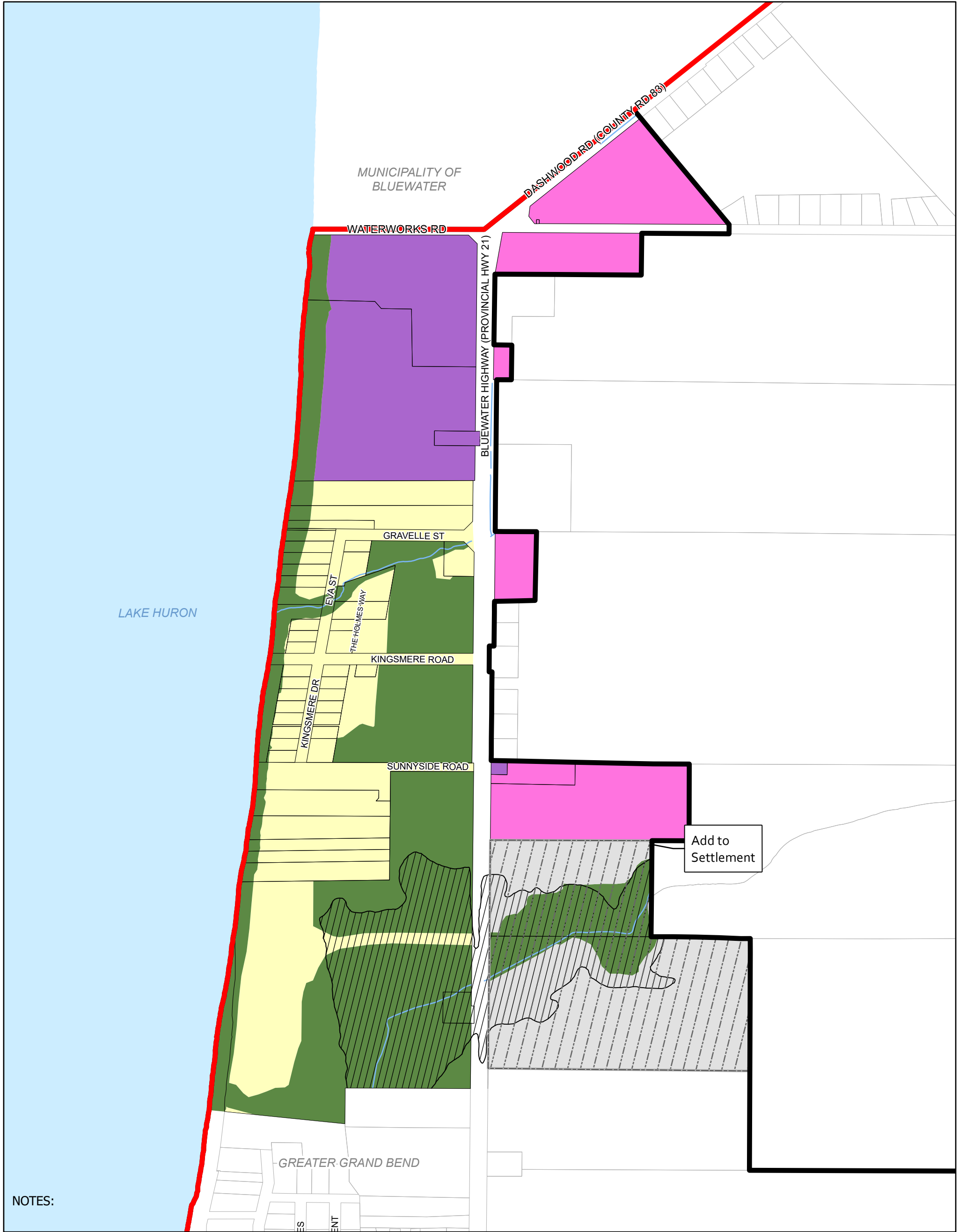
Schedule "G" has been amended by:
 OPA 11

- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Airport Commercial

- Community Facility
- Commercial \ Industrial \ Community Facility
- Urban
- Urban Natural Environment

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

SCHEDULE "H1" GREATER GRAND BEND LAND USE PLAN



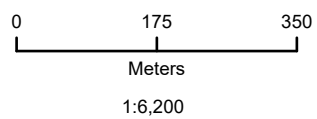
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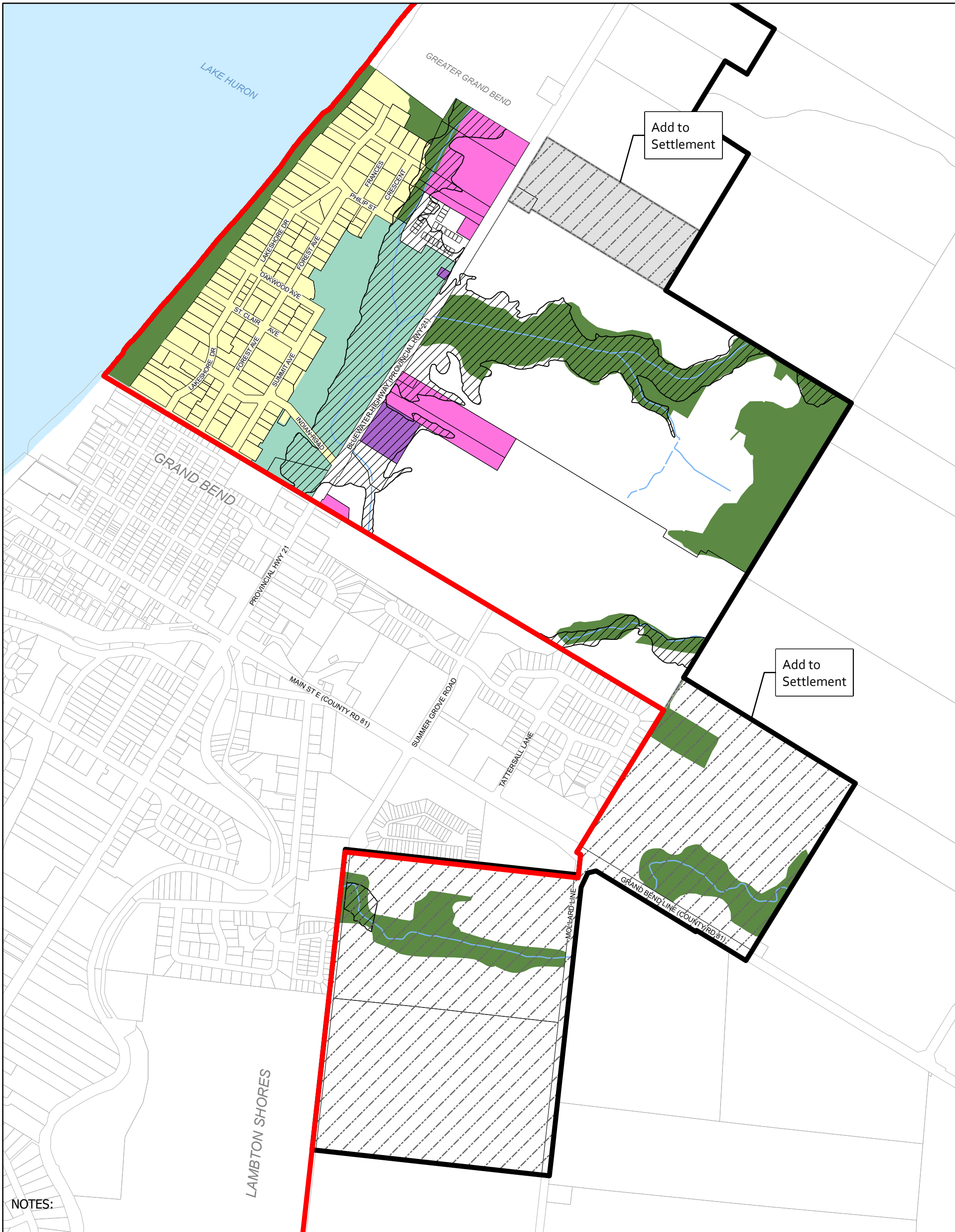
- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Add/Remove Settlement Boundary
- Floodplain

Landuse

- Lakeshore Residential
- Community Facility
- Highway Commercial
- Urban Natural Environment
- Urban

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

SCHEDULE "H2" GREATER GRAND BEND LAND USE PLAN



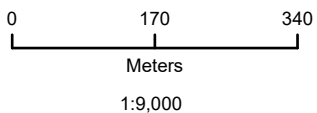
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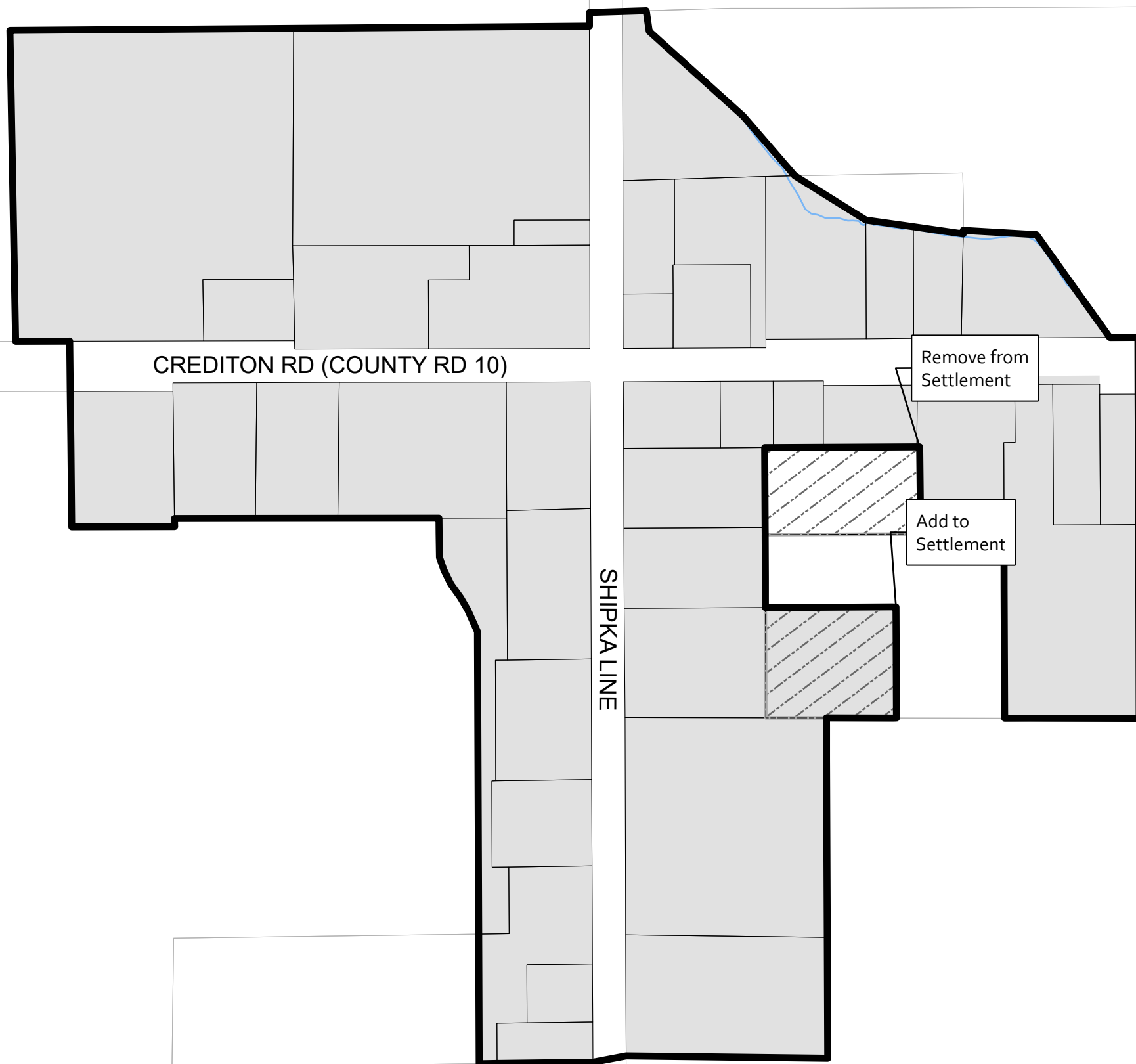


- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Add/Remove Settlement Boundary
- Floodplain

Landuse

- Residential
- Lakeshore Residential
- Recreational
- Community Facility
- Highway Commercial
- Urban Natural Environment
- Urban

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "I" SHIPKA LAND USE PLAN



CREDITON RD (COUNTY RD 10)

SHIPKA LINE

Remove from Settlement

Add to Settlement

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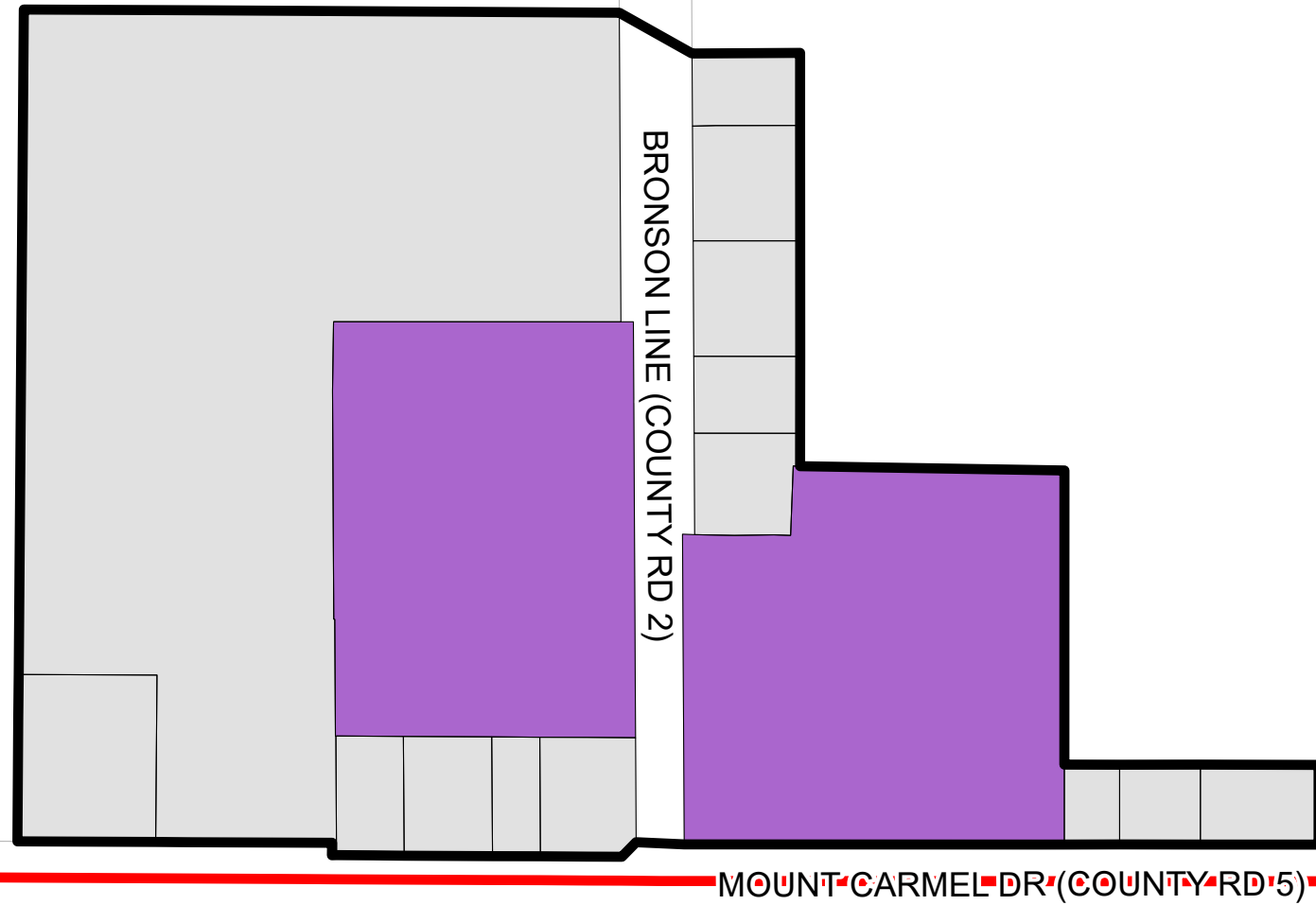
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Meters

1:3,000

- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary

- Add/Remove Settlement Boundary
- Landuse**
- Urban



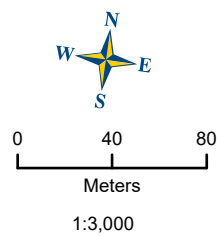
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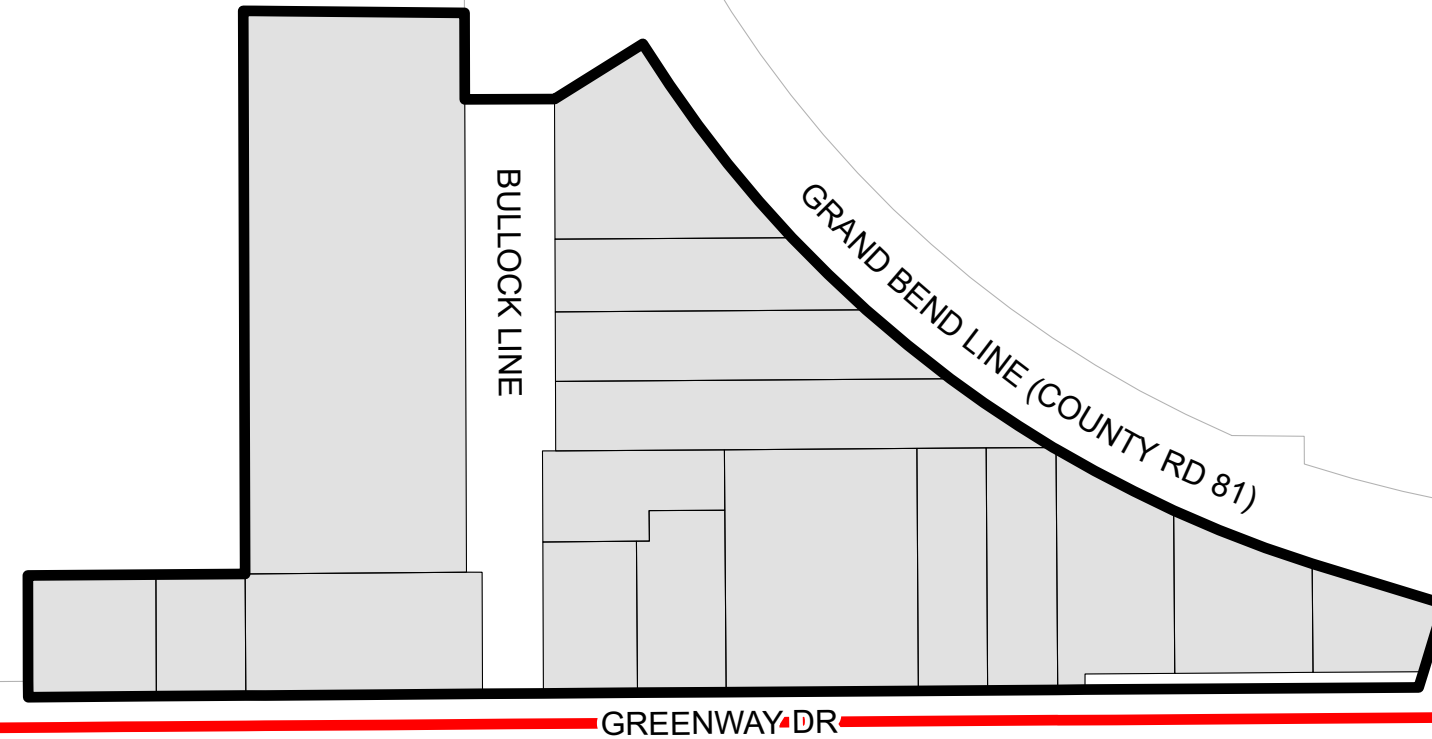


MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "J" MOUNT CARMEL
 LAND USE PLAN

Schedule "J" has been amended by:

OPA 11

- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Community Facility
- Urban



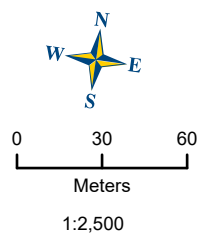
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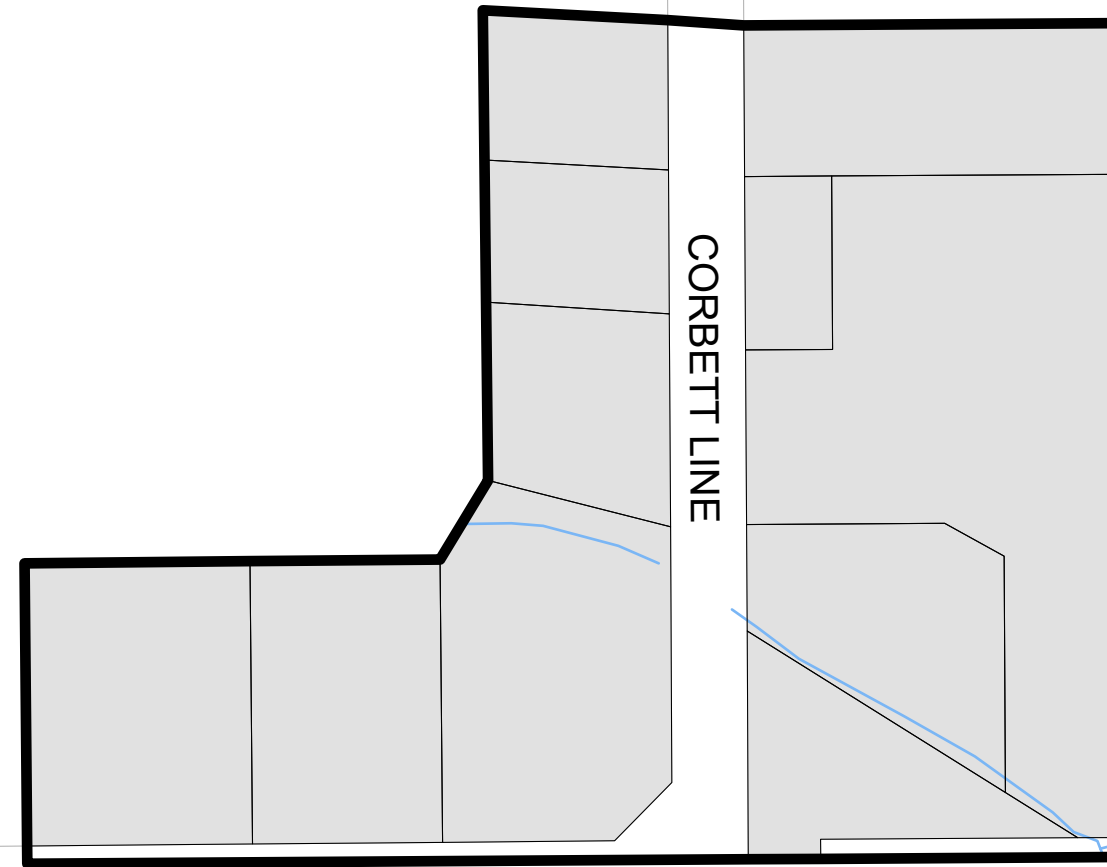
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MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "K" GREENWAY
 LAND USE PLAN

Schedule "K" has been amended by:
 OPA 11

- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Urban



MOUNT CARMEL DR (COUNTY RD 5)

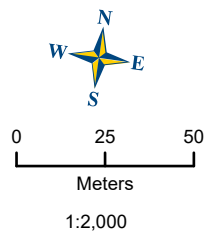
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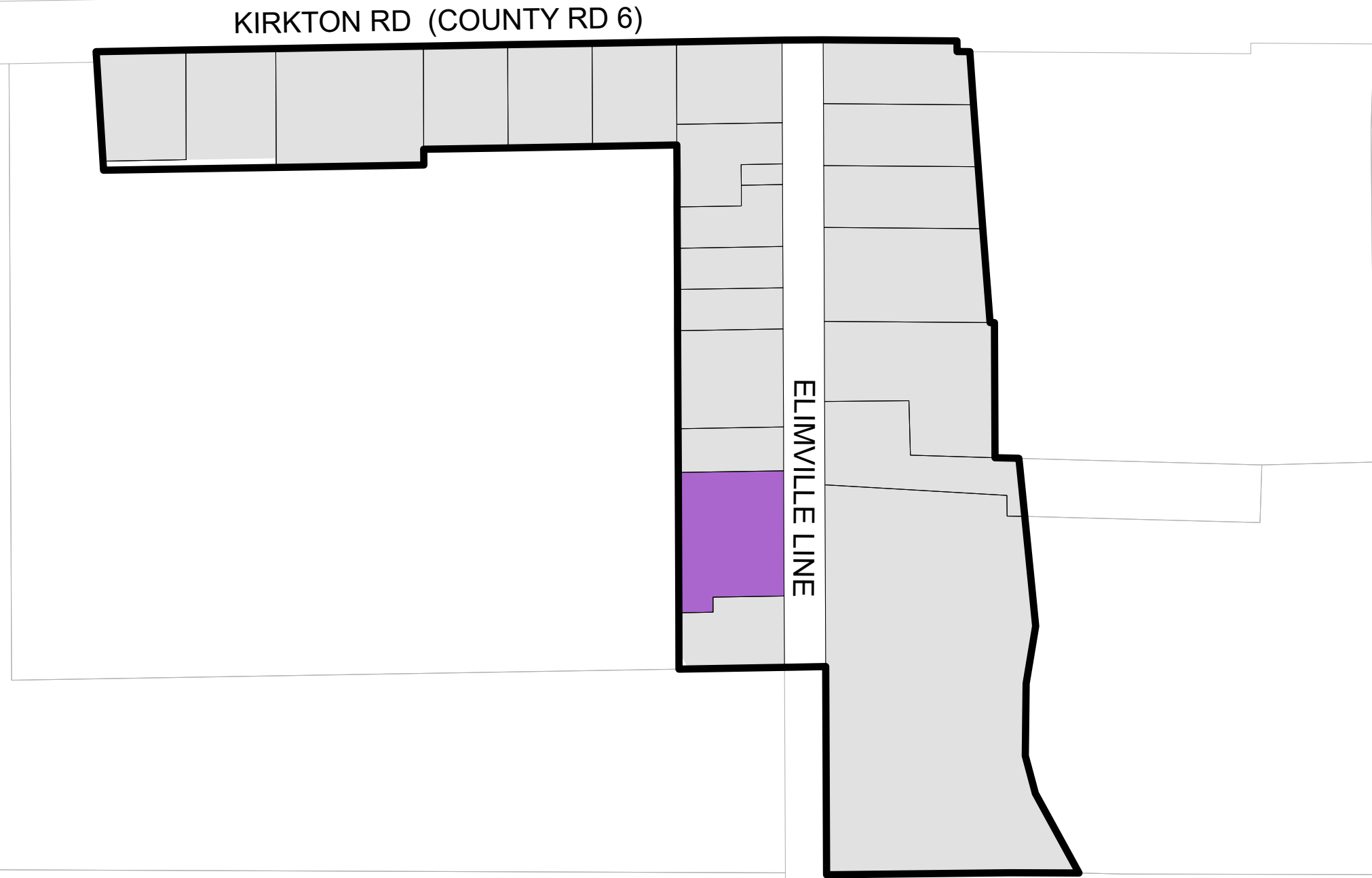


MUNICIPALITY OF SOUTH HURON
 OFFICIAL PLAN
 SCHEDULE "L" CORBETT
 LAND USE PLAN

Schedule "L" has been amended by:

OPA 11

- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Urban



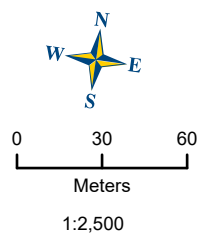
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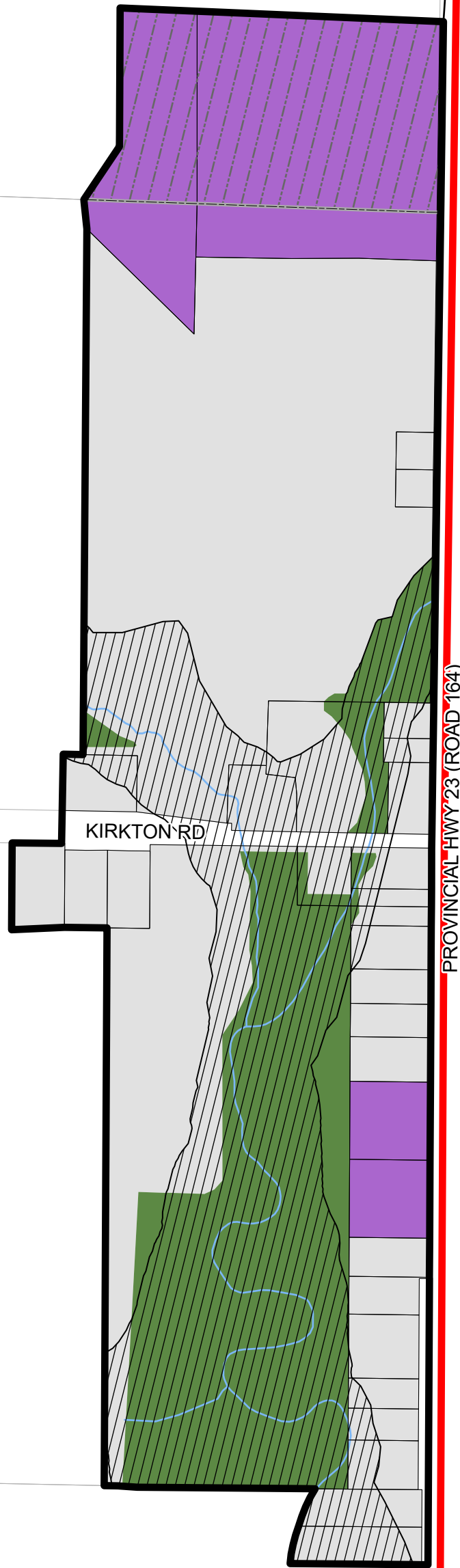
MUNICIPALITY OF SOUTH HURON
OFFICIAL PLAN
 SCHEDULE "M" ELIMVILLE
 LAND USE PLAN

Schedule "M" has been amended by:
 OPA 11

- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Landuse**
- Community Facility
- Urban

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "N" KIRKTON LAND USE PLAN

Add to
Settlement



PROVINCIAL HWY 23 (ROAD 164)

PERTH COUNTY

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0 120 240

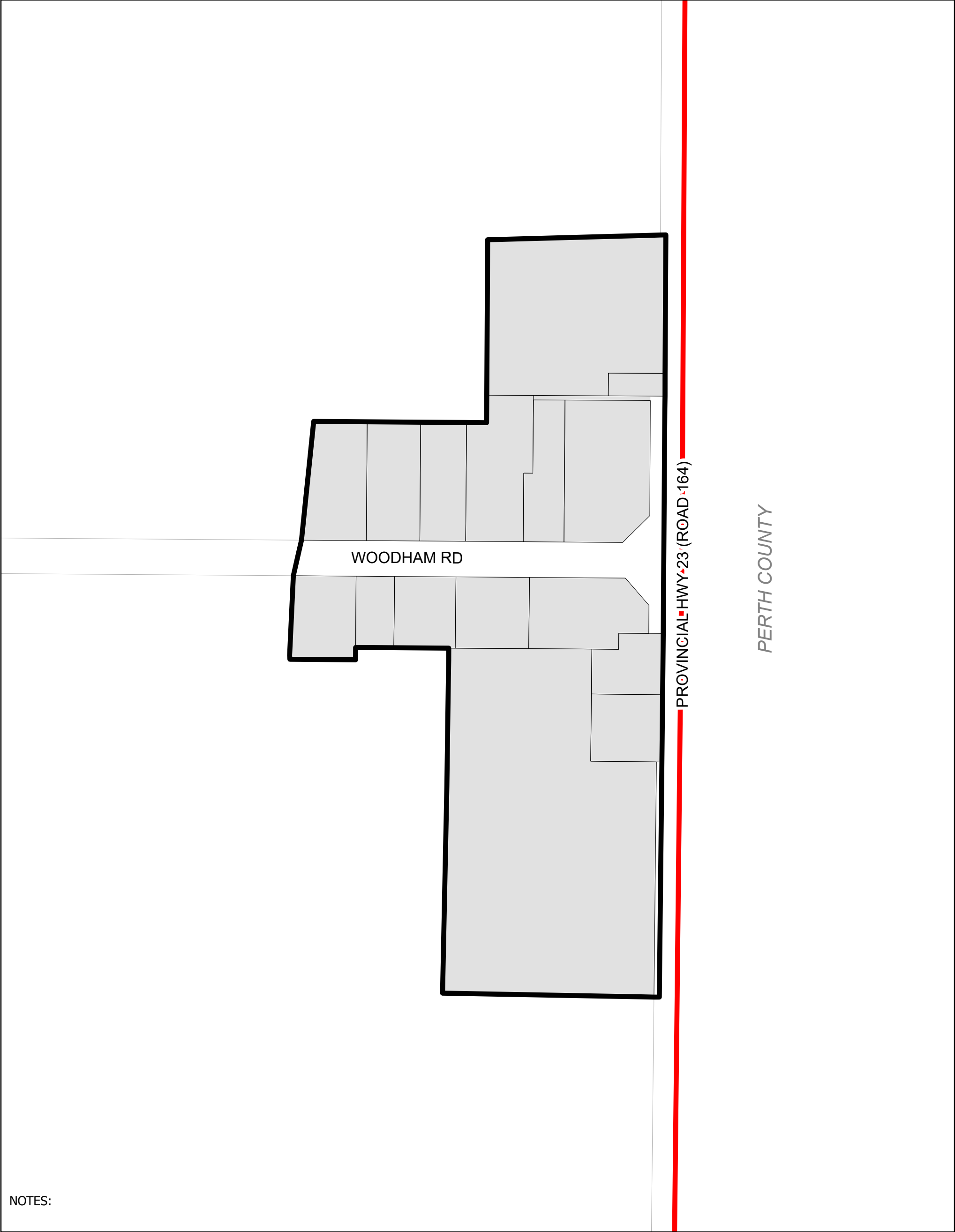
Meters

1:4,200

- Watercourse
- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Add/Remove Settlement Boundary

- Floodplain
- Landuse**
- Community Facility
- Urban
- Urban Natural Environment

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "O" WOODHAM LAND USE PLAN



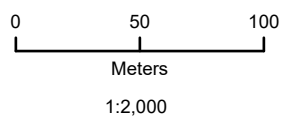
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- Property Boundary
- Settlement Boundary
- Municipal Boundary
- Add/Remove Settlement Boundary
- Landuse
Urban



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Schedule "P" has been amended by:
OPA 11

MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN SCHEDULE "P" ROADS ROADS PLAN

- Provincial Highway
- County Road
- Municipal Road
- Railway
- Lot Boundary
- Settlement Area



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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "1" AGRICULTURAL LAND CLASSIFICATION (CLI)

<ul style="list-style-type: none"> Provincial Highway County Road Municipal Road Railway Lot Boundary CA Boundary Watercourse 	<p>Waterbodies</p> <p>Soil Classification</p> <ul style="list-style-type: none"> Built Up Area Class 1 Class 2 Class 3 Class 4 Class 5 Class 6 Class 7 Organic Soil Settlement Area
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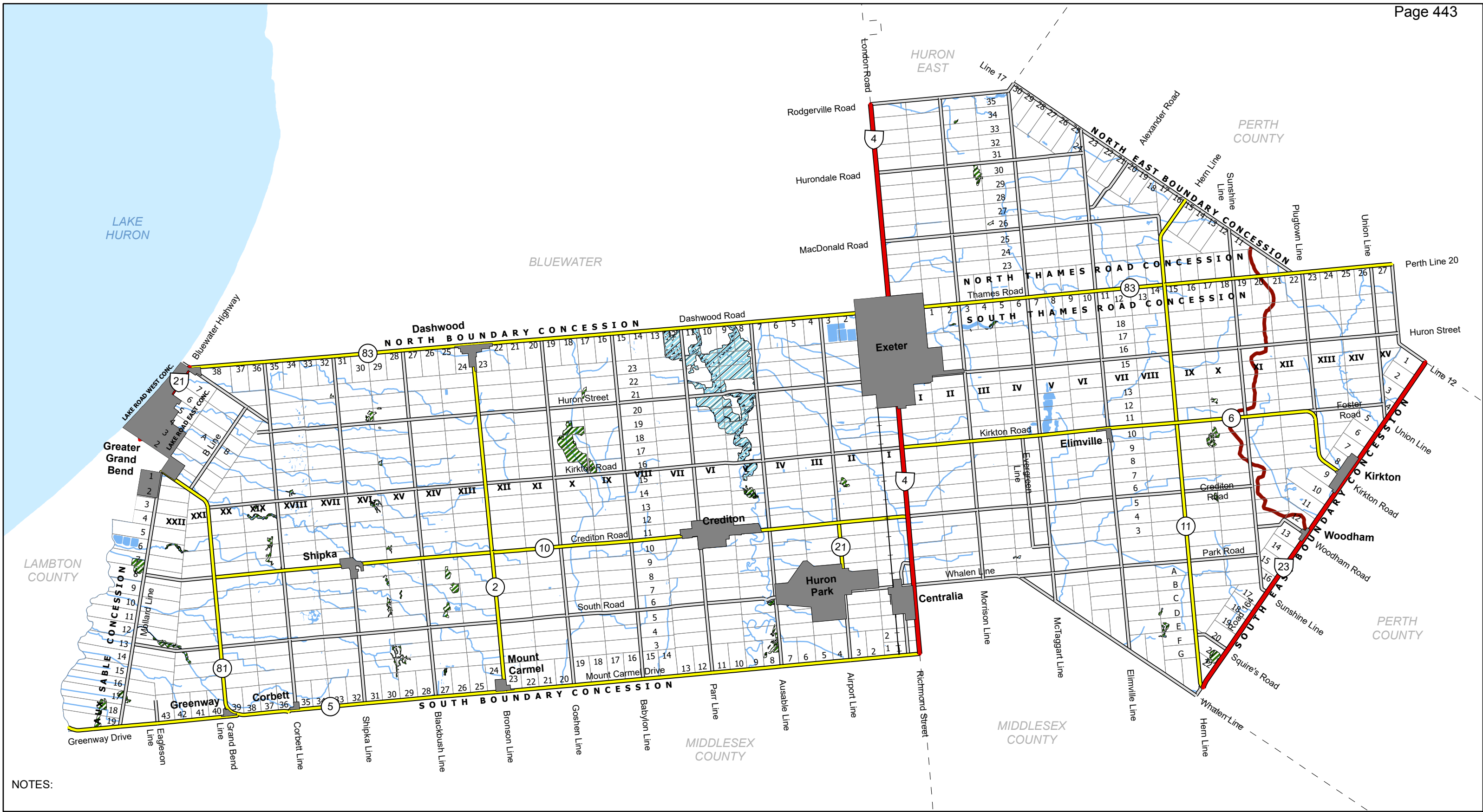
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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "2" SIGNIFICANT WOODLANDS

Provincial Highway	CA Boundary
County Road	Watercourse
Municipal Road	Waterbodies
Railway	Significant Woodlands
Lot Boundary	Settlement Area



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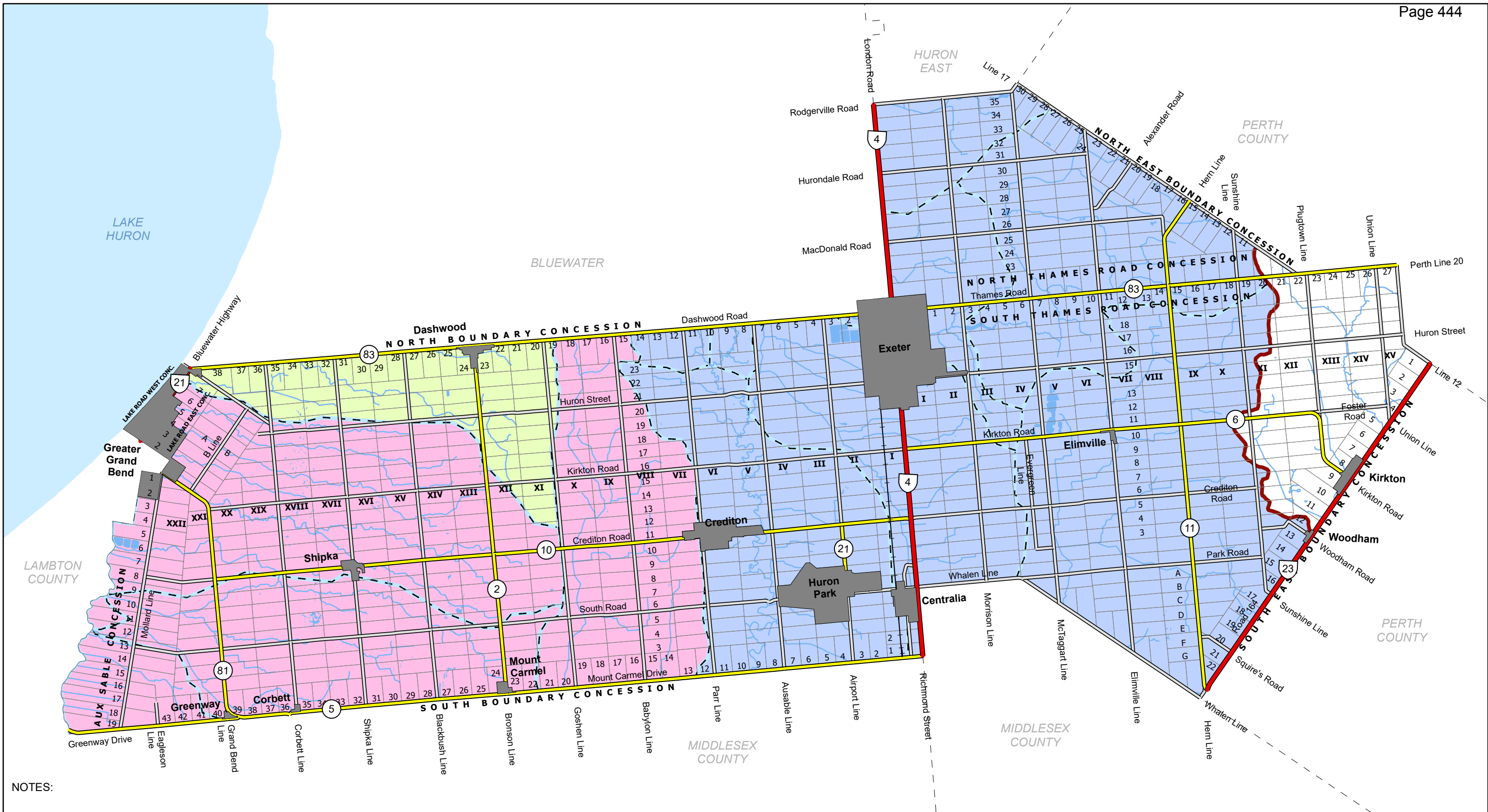
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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "3"

PROVINCIAL & LOCALLY SIGNIFICANT WETLANDS

Provincial Highway	Watercourse
County Road	Waterbodies
Municipal Road	Provincial Significance
Railway	Local Significance
Lot Boundary	Settlement Area
CA Boundary	



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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "4"

SUBWATERSHED BOUNDARIES & AQUATIC HABITAT FEATURES

<ul style="list-style-type: none"> — Provincial Highway — County Road — Municipal Road + Railway Lot Boundary — CA Boundary 	<ul style="list-style-type: none"> — Watercourse Waterbodies <p>Subwatershed (Basins)</p> <ul style="list-style-type: none"> — Ausable River (7 Basins) — Gullies (1 Basin) — Parkhill (4 Basins) 	<p>Major Watershed Basins</p> <ul style="list-style-type: none"> Ausable River Gullies Parkhill Creek Settlement Area
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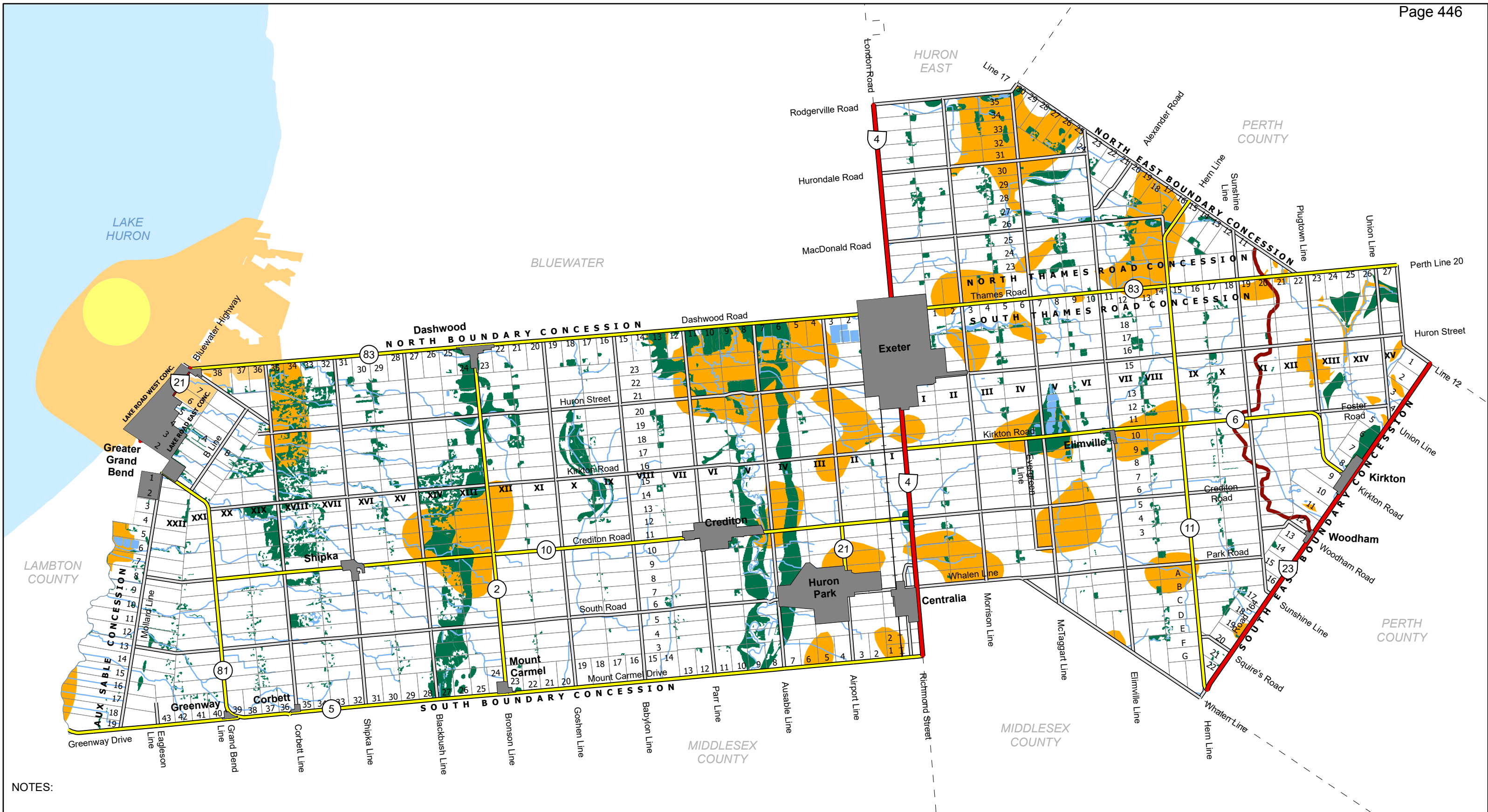
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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "5"

UNCONSTRAINED, CONSTRAINED AND STERILIZED AGGREGATE RESOURCES

Provincial Highway	Watercourse	Secondary - 1 Constraint
County Road	Waterbodies	Secondary - 2 Constraints
Municipal Road	Active Pits	Sterile
Railway	Primary - No Constraints	Settlement Area
Lot Boundary	Primary - 1 Constraint	
CA Boundary	Secondary - No Constraints	



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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "6" SOURCE WATER PROTECTION

Provincial Highway	Waterbodies
County Road	Highly Vulnerable Aquifer
Municipal Road	Sig. Groundwater Recharge
Railway	Intake Protection Zone
Lot Boundary	IPZ 1
CA Boundary	IPZ 2
Watercourse	Settlement Area



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MUNICIPALITY OF SOUTH HURON OFFICIAL PLAN

APPENDIX "7" PETROLEUM WELLS

● Petroleum Well (500m Outside Municipality)	—+— Railway
— Provincial Highway	□ Lot Boundary
— County Road	— Watercourse
— Municipal Road	■ Waterbodies
	■ Settlement Area

The Corporation of the Municipality of South Huron

By-Law #21-2025

Being a By-law to adopt, confirm and ratify matters dealt with by the Council of the Corporation of the Municipality of South Huron.

Whereas Section 8 of the Municipal Act, 2001, as amended, provides that the powers of a Municipality shall be interpreted broadly to enable it to govern its affairs as it considers appropriate and to enhance the Municipality's ability to respond to municipal issues; and

Whereas Section 5(3) of the Municipal Act, 2001, as amended, provides that a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise; and

Whereas the Council of The Corporation of the Municipality of South Huron deems it expedient to adopt, confirm and ratify matters dealt with at all meetings of Council;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That the proceedings and actions taken by Council and municipal officers of the Corporation of the Municipality of South Huron at the **Regular Council Meeting of March 3, 2025** in respect of each report, motion, recommendation, by-law and any other business conducted are, except where the prior approval of the Local Planning Appeal Tribunal or other authority is required by law, hereby adopted, ratified and confirmed and shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. That the Mayor and Members of Council of the Corporation of the Municipality of South Huron are hereby authorized and directed to do all things necessary to give effect to the said actions of Council of the Corporation of the Municipality of South Huron or to obtain approvals where required.
3. That on behalf of The Corporation of the Municipality of South Huron, the Mayor, or the Presiding Officer of Council, and the Clerk or the Chief Administrative Officer, where instructed to do so, are hereby authorized and directed to execute all necessary documents and to affix thereto the Corporate Seal.
4. That this By-Law shall not be amendable or debatable.

Read a first and second time this 3rd day of March 2025.

Read a third time and passed this 3rd day of March 2025.

George Finch, Mayor

Alex Wolfe, Clerk