



AMENDMENT NO. 6

TO THE OFFICIAL PLAN FOR THE COUNTY OF HURON

**CORPORATION OF THE
COUNTY OF HURON**

BY-LAW # - 2025

**A BY-LAW OF THE CORPORATION OF THE COUNTY OF HURON TO AMEND AN OFFICIAL
PLAN.**

The Council of the County of Huron, in accordance with the provisions of the Planning Act, RSO 1990, hereby enacts as follows:

1. Amendment No. 6 to the Official Plan of the County of Huron, consisting of the attached text, is hereby adopted.
2. The Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 6 to the Official Plan of the County of Huron in accordance with the Planning Act, RSO 1990.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first time and second time _____,2025.

Read a third time and passed _____,2025.

Warden

Susan Cronin, Clerk

AMENDMENT NO. 6
TO THE OFFICIAL PLAN
FOR THE
COUNTY OF HURON

Constitutional Statement

PART "A" is the preamble to Amendment No. 6 to the Official Plan for the County of 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" consisting of the text constitutes Amendment No. 6 to the Official Plan for the County of Huron.

PART "C" is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, 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 appendices.

PART "A"
THE PREAMBLE

AMENDMENT NO. 6
TO THE OFFICIAL PLAN
FOR THE
COUNTY OF HURON

1. PURPOSE

The purpose of this amendment is to amend the County of Huron Official Plan to ensure consistency with the 2024 Provincial Planning Statement. This is an amendment under Section 17 of the Planning Act and not a 5 Year Review under Section 26 of the Planning Act. The following is a list of significant changes proposed to be made to the Plan:

- Addition of the County's Land Acknowledgement.
- The Agriculture section is amended with the addition stronger support for agricultural systems planning, new requirements for agricultural impact assessments and to reflect the County's Housing Friendly Lens work relating to Additional Residential units in agricultural settings.
- The Extractive Resource section is amended to reflect the Scoped Update to the Huron County Aggregate Strategy;
- The Natural Environment section is amended to alter the adjacent lands policies to 30 metres for all natural area types.
- The Settlement Patterns section is amended to remove the comprehensive review requirement at the time of a settlement area expansion and/or alteration to an employment area.
- The Implementation section is amended to update the complete application requirements.

This Official Plan Amendment has been initiated by the County of Huron.

2. LOCATION

As a text amendment, these policies affect all lands in the County of Huron.

3. BASIS

The Huron County Official Plan is required to maintain consistency with the Provincial Planning Statement (PPS). As a result, this amendment under Section 17 of the Planning Act proposes to amend the Huron County Official Plan to be consistent with the 2024 PPS.

PART "B"

AMENDMENT NO. 6 TO THE OFFICIAL PLAN FOR THE COUNTY OF HURON

1. INTRODUCTION

All of this part of the document entitled Part "B", consisting of the following text (with the exception of plain text which indicates context only and is not part of this amendment) constitutes Amendment No. 6 to the Official Plan for the County of Huron.

2. DETAILS OF THE AMENDMENT

Amendments to the Huron County Official Plan are shown by:

Strikethrough text	- indicates a deletion from the Official Plan
<i>Bold-italicized text</i>	- indicates an addition to the Official Plan
Plain text	- indicates context only and is not part of this amendment

The first column indicates the item number for ease of reference. The second column is the section being amended for reference. The Amended Text in the third column represents the amended text (~~striktthrough~~ or ***bold-italicized***) to the Huron County Official Plan resulting from this Official Plan Amendment.

Item no.	Section no.	Modification
1		All references to the 'Provincial Policy Statement' are hereby changed to the ' <i>Provincial Planning Statement</i> ' throughout the document (Sections 1.2; 5.3.3; 6.3.1).
2	New second page	<i>Land Acknowledgement</i> <i>We acknowledge that the land we stand upon today is the traditional territories of the Anishinaabe, Haudenosaunee, and Neutral peoples and is connected to the Dish with One Spoon wampum, under which multiple nations agreed to care for the land and its resources by the Great Lakes in peace.</i> <i>We also acknowledge the Upper Canada Treaties signed in regards to this land, which include Treaty #29 and Treaty #45 ½.</i> <i>We recognize First Peoples' continued stewardship of the land and water as well as the historical and ongoing injustices they face in Canada. We accept responsibility as a public institution and as treaty people to renew relationships with First Nation, Métis, and Inuit Peoples through reconciliation, community service, and respect.</i>
3	2.3.4	4) Municipalities may only exclude land from the prime agricultural areas for: expansions of or identification of settlement areas in accordance with Section 7.3.3.2. a) Expansion of a settlement area boundary through a supportive comprehensive review and subject to the policies in Section 7 of this Plan; b) Creation of a new settlement area through a supportive comprehensive review and subject to the policies in Section 7 of this Plan;
4	2.3.9.a.	a) The residence must be a minimum of 45 <i>10</i> years old or has immediately replaced one of a series of residences which were built a minimum of 45 <i>10</i> years ago or replaces a house accidentally destroyed by fire or natural disaster.
5	2.3.11.	All development, including lot creation in agricultural areas and new or expanding livestock facilities, will be subject to the Minimum Distance Separation Formulae (MDS) <i>with the exception of:</i> a) MDS will apply to surplus residence severances in accordance with Section 2.3.9.e.; b) <i>MDS will not apply to On-Farm Diversified Uses.</i> c) (moved from 2.3.18) <i>It is recognized that Huron County contains a large number of low visitation cemeteries. Local Municipal Official Plans may identify a cemetery as being low visitation. Minimum Distance Separation Formulae for siting new or expanding livestock facilities and new or expanding manure storages (MDS II) shall</i>

		apply as a Type A Land Use for low visitation cemeteries.
6	2.3.16	<p>Renewable energy systems such as wind, solar and biomass facilities may be permitted on in agricultural lands areas. <u>Commercial-scale energy projects, and specifically battery storage, are directed outside of prime agricultural lands where possible. Where prime agricultural lands cannot be avoided, the impacts to the agricultural system must be addressed through an agricultural impact assessment and minimized.</u></p> <p>The following considerations shall guide the County and local municipalities when reviewing and commenting on proposals for renewable energy facilities in on agricultural lands areas:</p> <ul style="list-style-type: none"> - Effects on the economic, social and environmental well-being of the community, and the health, safety and well-being of persons; - The proximity of facilities to Settlement Areas; - The suitability of the road network to accommodate construction and ongoing maintenance and emergency access; - The loss of prime agricultural lands and adverse impacts on agricultural operations; - Adverse impacts on natural features and functions; - Adverse impacts on wildlife, including bats and migratory birds; - Adverse impacts on archaeological and cultural heritage resources; - The proximity and cumulative effect of existing or planned renewable energy facilities; and - Buffering and appropriate separation distances from energy generation facilities and transmission systems.
7	2.3.19	<p>Where residential uses are permitted in the prime agricultural area, <u>up to two (2) Additional Residential Units are permitted subject to policies in local Official Plans.</u></p> <p>Local Official Plans may permit the use of two residential units in a detached house, semidetached house or rowhouse; and (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.</p> <p>Local Official Plans shall meet or exceed the following criteria:</p> <ul style="list-style-type: none"> a) Compliance with Minimum Distance Separation Formulae; b) Additional Residential Units are to be <u>attached to and/or</u> located in close proximity to the existing dwelling or the farm building cluster; c) <u>are compatible with and would not hinder, surrounding agricultural operations;</u> d) <u>minimum land taken out of agricultural production;</u> e) <u>address any public health and safety concerns; and</u> g) appropriate septic system servicing is available; to accommodate the Additional Residential Unit; and h) <u>a consent for lot creation will not be permitted for Additional Residential Units other than where they are included on the same parcel as a surplus farm residence.</u> <p><u>In addition to Additional Residential Units, commercial scale agricultural operations which require housing to accommodate farm labour are permitted subject to policies in local Official Plans.</u></p>
8	2.3.20	An Agricultural Systems approach, which includes the agricultural land base, and the infrastructure, services and assets important to the agri-food sector, is encouraged required .
9	3.3.4	An inventory of <u>protected</u> heritage <u>properties</u> resources will be compiled and reflected in local Official Plans and the Huron County Cultural Plan. Local municipalities shall keep a register of properties that have been designated as, or are believed to contain cultural heritage value or interest.
10	3.3.6	The appropriate Indigenous Community shall be provided notification in regard to the identification

		<p>of burial sites and significant archaeological resources relating to the activities of their ancestors. Early and meaningful consultation with Indigenous Nations is required when completing an archaeological assessment. If the County or one of the constituent municipalities initiates the preparation of an Archaeological Management Plan, the appropriate Indigenous communities shall be notified and invited to participate in the process.</p> <p>The County shall engage meaningfully with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources, natural environment and water resources, and other areas of interest.</p>
11	3.3.11	<p>The County, in partnership with local municipalities and with the direction of the Huron County Accessibility Advisory Committee, shall complete an Accessibility Plan annually in accordance with the Accessibility for Ontarians with Disabilities Act.</p> <p>Local municipalities will develop appropriate accessibility policies and regulations in Official Plans, Zoning By-laws, and Site Plan and Design Guidelines, in accordance with the legislation. Ontarians with Disabilities Act.</p> <p>In establishing a barrier free environment, access solutions will be made in a manner that respects the cultural heritage value or interest of a protected heritage property.</p>
12	3.3.13.	<p>The County of Huron has many renewable and alternative energy systems sources within its jurisdiction. Examples of renewable energy systems include wind, water, biomass, solar, compressed air storage and geothermal. The proximity to the Lake Huron wind regime, availability of biomass resources and potential for solar development offer many opportunities for local energy production.</p> <p>Alternative energy systems and renewable energy systems shall be permitted throughout the County as per Section 2.3.16. Opportunities for the development of district energy should be provided, where feasible, to accommodate current and projected energy needs.</p>
13	4.2	<p>The lack of "Attainable Housing" is identified as a barrier to attracting workers to the region. "Attainable Housing" is defined as non-subsidized market housing that an individual making the Living Wage (2019 rate: \$17.55/hour 2024 rate: \$23.05/hour) can afford.</p>
14	4.10	<p>Economic activity will have regard for efficient energy practices, climate change adaptation, new technologies, public health and sustainability of the community and natural systems.</p>
15	4.14	<p>All new major facilities and sensitive land uses will be planned and sited to ensure employment uses are protected from encroachment of sensitive land uses. Provincial guidelines The MECCP D-6 guideline will be used to determine compatible uses around industrial areas.</p>
16	5.0	<p>It is desirable to make extractive resources available as close to the markets as possible. The County undertook an Aggregate Strategy in 2005 which identified large areas of significant quality and quantity of sand and gravel; this Strategy was updated in 2025. The County supports the recommendations, goals and objectives of the Aggregate Strategy. Some of the key goals and objectives from the County's Aggregate Strategy include: Making as much of the mineral aggregate resource available as close as possible to the market; Recognising existing mineral aggregate operations and protecting them from activities that would preclude or hinder their continued use or expansion; Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal social, economic, and environmental impacts; and minimize conflicts between incompatible land uses. The Strategy also recommended to designate in local Official Plans primary and secondary deposits with zero and one constraints. In local Official Plans, the Mineral Aggregate Designation indicates that aggregate deposits are likely to be available; it does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. , and to permit extraction in other deposits/resource areas subject to an amendment and appropriate studies.</p>
17	5.3.5 5.3.6 5.3.7 5.3.8	<p>5) Extraction of mineral aggregate resources is considered an interim use, and progressive and final rehabilitation will be required. Rehabilitated lands will be designated for the same use as existed prior to extraction, or natural environment.</p> <p>Where there is a concentration of mineral aggregate operations comprehensive rehabilitation planning is encouraged. Local municipalities may recommend that comprehensive rehabilitation be required through the municipal consultation process under the Aggregate Resources Act. (moved from 5.3.8)</p> <p>6) In agricultural areas, on prime agricultural land, rehabilitation will be carried out so that substantially the same areas and the same average soil quality for agriculture are restored.</p>

		<p>Complete agricultural rehabilitation is not required on prime agricultural lands if a substantial quantity of aggregate lies below the water table making restoration of pre-extraction agricultural capability unfeasible warranting extraction, other alternatives have been considered by the applicant and found unsuitable, and agricultural land rehabilitation in remaining areas is maximized. Consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop, Canada Land Inventory Classes 1, 2, and 3.</p> <p>7) 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.</p> <p>8) New and existing mineral aggregate operations and future or ongoing extraction of minerals and petroleum resources/ operations are permitted in the prime agricultural area, provided that the site is rehabilitated in accordance with Provincial policies.</p>
18	5.3.8	<p>Extraction is directed outside of areas designated Natural Environment. Where extraction is proposed in or adjacent to natural environment heritage features and areas, the required environmental impact studies shall be completed in accordance with provincial and local policies.</p>
19	5.3.10	<p>Incompatible uses and development shall be directed away from known significant mineral aggregate deposits, minerals and petroleum resources and operations. (moved from 5.3.11)</p> <p>Development and activities adjacent to or in areas of significant mineral aggregate resources, minerals and petroleum resources which would adversely affect the availability of these resources, shall only be permitted if:</p> <ul style="list-style-type: none"> 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. <p>Non-agricultural development and lot creation within 300 metres of an existing aggregate operation or aggregate deposit may require an assessment of potential impacts.</p> <p>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.</p>
20	5.3.11	<p>Incompatible uses and development shall be directed away from known significant mineral aggregate deposits, minerals and petroleum resources and operations.</p> <p>All extraction and processing operations should be located and operated in such a manner as to minimize the impact on the natural, social and built environments. Surface and ground water resources shall be protected from adverse impacts of extraction.</p> <p>Impacts from any n New or expanding mineral aggregate operations in the prime agricultural area shall require an Agricultural Impact Assessment; impacts on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated. on surrounding agricultural operations and lands shall be mitigated to the extent feasible.</p>
21	5.5.3.	<p>Local official plans will protect areas for aggregate extraction with reference to the 'Mineral Aggregate Extractive Resources' map and will be consistent with the Provincial Planning Statement. Local official plans will include policies and mapping that regulate the establishment of new mineral aggregate operations, and expansions of existing operations and mineral mining operations. Policies and mapping will be consistent with the County's Aggregate Strategy and petroleum resource operations. Petroleum, gas and other extractive wells and operations are located in rural areas throughout the County. These wells will be protected from incompatible development.</p> <p>Wells and petroleum resource operations or other extractive operations will be referenced within local official plans and protected from incompatible development by discouraging development within 75 metres of petroleum resource production operations and wells.</p>
22	6.3.8	<p>Municipalities will consult with the local Conservation Authority and/ or the Huron County Biologist to determine if an Environmental Impact Study is required.</p>
23	6.3.8	<p>Adjacent lands are considered to be the lands within 30 metres420m of a Provincially Significant Wetland and lands within 50m of all other natural features or areas.</p>
24	6.3.13.	<p>The efficient and sustainable use of water resources, including for water conservation and</p>

		<p>sustaining water quality and protection of sourcewater will be promoted in collaboration with the Province, local Conservation Authorities and local Municipalities.</p> <p>Where development is proposed on private communal sewage services or individual on-site sewage services, hydrogeological nitrate studies are required to demonstrate no negative impacts on public health and the environment.</p>
25	7.0	<p>When the original County of Huron Official Plan was adopted in 1973 the County's population was 51,000. In 2011 the population had increased to 61,365 nearly 60,000. The population of Huron County will continue to grow slowly. Population projections undertaken in 2024 for this plan update estimate a population of approximately 90,000 by 2051. 60,800 by 2041. Similar to the Province as a whole, due to smaller families and an aging population ("baby boomers" comprise a large proportion of Huron's the population), a growing population will be increasingly reliant partly dependent on immigration migration into the County.</p> <p>While these figures indicate a sustained level of growth, this growth is quite moderate in comparison to many other areas of the province and indicates that there is no need to designate major areas for new urban development. After many years of modest growth, Huron County experienced more significant growth between 2016-2021 and growth planning to accommodate projected population and housing is encouraged, particularly within settlement areas offering a full range of services. Population projections undertaken in developing this Plan support the assumption that Huron's existing urban centres contain an ample supply of land to accommodate future growth for the next twenty years. Although Huron's communities have remained relatively stable, with a clear distinction amongst towns, villages, hamlets, recreational areas and the rural countryside, there have been a number of important changes.</p> <p>The need for housing that is both affordable and attainable for all citizens of Huron County has become of critical concern. Apparent Lack of affordable and attainable housing can result in impacts for the whole community housing instability, increased homelessness, food insecurity and reduced quality of life. When the people living and working in the County are unable to find appropriate housing within their means, there are impacts for the community as a whole including outmigration of people, less spending at local businesses and difficulty for employers to find labour.</p>
26	7.2	<p>Strong, and Prosperous and Complete Communities</p> <p>The goal of the community is to support strong, prosperous, and complete communities. The achievement of complete communities will be supported by an appropriate range and mix of land uses, housing options, transportation options, employment, public service facilities and other institutional uses (including schools, child care facilities, long term care, places of worship and cemeteries) recreation, parks and other uses to meet long term needs. This Plan provides an adequate land base and allows for continued growth within existing urban areas on full services which encourage the provision of employment and housing opportunities while preventing fringe or sprawl development. The goal of the community is to broadly allow residential uses within settlement areas except where it is incompatible with designated employment lands.</p>
27	7.3	<p>Primary Settlement Areas</p> <p>Primary Settlement Areas are Huron's largest urban centres, and have full, municipal water and sewer services. These areas are intended to be the primary location for growth and development in the County, and offer a full range of amenities and employment options. The County's five major towns (P1 in Appendix Table 1) are fully serviced by municipal water and sewer and provide a broad range of employment opportunities and community services and may contain strategic growth areas. The remaining fully serviced communities (P2 in Appendix Table 1) will accommodate a smaller proportion of growth than the five major towns.</p>
28	7.3	<p>Secondary Settlement Areas include villages and hamlets with partial municipal services (water or sewer), which generally 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 on full municipal water and sewage services or private communal water and sewage services. Limited Infilling or rounding out of existing development may occur provided that the development is within the reserve sewage system capacity and reserve water system capacity; and site conditions are suitable for the long-term provision of such services.</p>
29	7.3.2.	<p>1) Market pressures and changing demographics are altering the form of housing types and the density of residential development. To accommodate these changes, to achieve complete</p>

		<p>communities, and to address issues related to accessibility, mental health, housing attainability and low income, communities will:</p> <ul style="list-style-type: none"> a) Encourage mixed use development; b) Contain an increase in overall density; c) Provide adaptable forms of housing; d) Allow Promote infill development at a higher density than the surrounding neighbourhood; e) Require new development in fully serviced greenfield areas to be at a higher density than the existing residential neighbourhoods of the settlement area, <p>• For example, including higher density uses, designing buildings for additional dwelling residential units, or establishing reduced lot area, frontage, and setback requirements than those in established neighbourhoods;</p> <ul style="list-style-type: none"> f) Promote all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing. special needs requirements and needs arising from demographic changes. g) Consider Community Improvement Plans as a tool to promote the provision of affordable housing.
30	7.3.2.6.	<p>The County has developed an an-Residential Intensification Design Guidelines that demonstrates how municipalities may encourage increased density in settlement areas while balancing design considerations with attainability and affordability.</p> <p>Local municipalities may provide further guidance to aid compatible intensification in a manner which will respect and be compatible with existing neighbourhood characteristics and heritage areas.</p>
31	7.3.2.9.	<p>All new development of 10 units or more will demonstrate how market-based needs including attainability and affordability have been addressed.</p>
32	7.3.3.2.	<p>2) In identifying a new settlement area or allowing a settlement area boundary expansion, the following shall be considered:</p> <ul style="list-style-type: none"> a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) if 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 alternatives on lower priority agricultural lands in prime agricultural areas; e) whether the new or expanded settlement area complies with the 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.

		<p>Planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.</p> <p>Any consideration for the expansion of existing Settlement Areas or the establishment of a new Settlement Area will require a supportive comprehensive review. The comprehensive review must:</p> <p>a) Justify the need for a new Settlement Area or the expansion of a settlement area boundary, including demonstrating that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;</p> <p>b) Demonstrate that the new Settlement Area or 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; there are no reasonable alternatives on lower priority agricultural lands, if prime agricultural lands cannot be avoided, and impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible including compliance with the Provincial Minimum Distance Separation Formulae;</p> <p>c) Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety, including the results of a Class EA where necessary;</p> <p>d) Demonstrate that the impacts of development on the natural environment will be minimized; and</p> <p>e) Provide other studies as required to support the proposed development as required by the County and local municipality.</p> <p>f) Local Municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:</p> <ul style="list-style-type: none"> • there would be no net increase in land within the settlement areas; • the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality; • the prime agricultural area is addressed in accordance with the requirements of Section 7.3.3.2.b.; • the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands. <p>g) In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.</p>
33	7.3.6.2	<p>Employment Areas include only industrial lands, and will be protected for industrial purposes. Employment areas will be planned for and protected in settlement areas by:</p> <p>a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;</p> <p>b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;</p> <p>c) prohibiting retail and office uses that are not associated with the primary employment use;</p> <p>d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the</p>

		<p>employment area; and</p> <p>e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.</p> <p>Planning authorities may remove lands from employment areas only where it has been demonstrated that:</p> <p>a) there is an identified need for the removal and the land is not required for employment area uses over the long term;</p> <p>b) the proposed uses would not negatively impact the overall viability of the employment area by:</p> <p>1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses;</p> <p>2. maintaining access to major goods movement facilities and corridors;</p> <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p> <p>Consideration for the conversion of industrial land to non-industrial land uses will require a supportive Comprehensive Review to determine if the conversion is necessary, and demonstrate that the land is not required for employment purposes over the long term. Commercial lands are not included in employment areas for the purpose of a Comprehensive Review.</p> <p>A Comprehensive Review for the conversion of Employment Areas to non-employment uses must provide:</p> <p>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;</p> <p>b) Demonstration that the proposed use is in the most suitable location and there are no reasonable alternative locations;</p> <p>c) Description of the planned or available infrastructure and public service facilities suitable for the proposed development;</p> <p>d) Demonstration that the impacts of development on the natural environment will be minimized;</p> <p>e) Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;</p> <p>f) Where lands have been used for industrial purposes, require the completion of studies to determine whether there is any soil and/or groundwater contamination that would require remediation prior to allowing the development of a more sensitive land use.</p> <p>g) Consideration of cross-jurisdictional issues;</p> <p>h) Other studies as required to support the proposed development as required by the County and local municipality;</p>
34	7.3.9.7	<p>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,</p>

		<p>increased lake effect snow events, more frequent and severe ice storms, and more frequent and severe wind gust events.</p> <p>To address these impacts:</p> <p>a) The County will support measures and activities to address climate change as outlined in the Corporate Climate Change Adaptation Plan; through greenhouse gas reduction or sequestration;</p> <p>b) Local Official Plans will include goals, objectives, & actions to mitigate greenhouse gas emissions and provide for adaptation to changing climate, including increased resiliency; and</p> <p>c) All development will include considerations consider of the impacts of a changing climate change-and related mitigation and adaptation measures.</p>
35	8.4 & 8.5	<p>4) Proponents of amendments to this Official Plan, local Official Plans and local Zoning By-laws are encouraged to engage stakeholders beyond the requirements of the Planning Act through private consultation such as direct contact or open houses.</p> <p>5) Applicants for Plans of Subdivisions, Consents and other planning applications are encouraged to consult with stakeholders and neighbouring property owners in advance of submitting their application.</p>
36	8.7	<p>The County acknowledges its role in the Province's duty to consult with Indigenous communities on planning matters. The County will strive to build co-operative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making.</p> <p><i>The County and private developers shall engage early with Indigenous communities and meaningfully coordinate on land use planning matters, including but not limited to, the identification and preservation of archaeological sites and built heritage resources, the protection of burial sites, cultural heritage landscapes and the natural environment.</i></p> <p><i>The County commits to co-development of mutually acceptable processes and protocols that facilitate notification and ongoing engagement of Indigenous communities in land use and related planning processes of the County. Guidelines may be prepared to further clarify expectations for Indigenous consultation and engagement.</i></p>
37	8.9	<p>For the determination of a complete application, the following additional information may be required to be submitted as part of a planning application, including peer review(s). Local Official Plans may specify additional studies and information for the determination of a complete application.</p>
38	8.9	<p>9) For the determination of a complete application, the following additional information may be required to be submitted as part of a planning application. <i>Studies are listed in thematic areas for organizational purposes and does not limit the designations in which a study can be required.</i> Local Official Plans may specify additional studies and information for the determination of a complete application.</p> <p><i>Where a study is required, an approved Terms of Reference is required prior to the commencement of the study.</i></p> <p>Natural Environment / Natural Hazard</p> <ul style="list-style-type: none"> - a flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority, - an Environmental Impact Study if within or adjacent to a natural environment area - 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. <p>Urban Lands</p> <ul style="list-style-type: none"> - a Comprehensive Review if land is being newly designated for urban development or if converting employment lands to non-employment uses - a heritage impact study if within or adjacent to a Heritage Conservation District or a Protected

	<p>Heritage Property</p> <ul style="list-style-type: none"> - a retail market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area - A residential market justification study <p>Servicing</p> <ul style="list-style-type: none"> - a servicing proposal to demonstrate the proposed connection to existing municipal services - a servicing options study for development proposed with private water or private sewage facilities - a hydrogeological nitrate / ground water impact study for development proposed on private sewage services in accordance with the County's Terms of Reference. - a stormwater management plan (conceptual) <p>Archaeology, Heritage and Design</p> <ul style="list-style-type: none"> - a heritage impact assessment and/or a conservation plan whenever known or potential built heritage resources (individual or part of heritage conservation district) and cultural heritage landscapes are located - Archaeological Assessment in areas of archaeological potential - Marine Archaeological Assessment in areas of marine archaeological potential - Design review in accordance with applicable County design guidelines, for example, the Residential Intensification Guideline or the Urban Design Guideline for Traditional Downtowns <p><i>Where an archaeological assessment is required, the proponent should consult early with the Indigenous communities and complete work in accordance with the Indigenous community's consultation protocol and archaeological standards, as applicable.</i></p> <p>Other</p> <ul style="list-style-type: none"> - a traffic impact study - an air, noise, dust or vibration study when required by Provincial guidelines - an Environmental Site Assessment when required by Provincial legislation - Minimum Distance Separation Formulae requirements from existing livestock barns for proposed residential, recreational or other non-farm development - Minimum Distance Separation Formulae requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns - a contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill - an aggregate impact study for non-farm development occurring within 300 metres of an aggregate operation or known aggregate deposit - an impact study for an aggregate operation proposed within 300 m of a settlement area or existing non-farm development - under the Clean Water Act, a Section 59 Restricted Land Use Permit issued by the Risk Management Official if the property falls within a Wellhead Protection Area C (Five-year Time-of-Travel to the municipal well) - agricultural impact assessment - public consultation strategy - A residential market and/or affordability justification study - <i>an urban design brief</i> - <i>planning justification report</i>
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Table 1: Settlement Area Type Classification for Growth Allocation

Primary Settlement Areas (full services existing or required) <i>*areas abutting P1 Settlement Areas are also required to be on full services unless otherwise stated</i>		Secondary Settlement Areas (partial services)	Tertiary Settlement Areas (private services)		Lakeshore Residential and Residential Park Settlement Areas
P1	P1I				
Clinton	Bayfield	Belgrave	Amberley	Kingsbridge	Lakeshore Residential (Ashfield-Colborne-Wawanosh)
South of Clinton	North of Bayfield	Benmiller	Auburn	Kintail	Residential Park (Ashfield- Colborne-Wawanosh)
Exeter	Blyth	Brucefield	Belfast	Kippen	
Goderich	Brussels	Dashwood	Belmore	Kirton	Lakeshore Residential (Central Huron)
East of Goderich	Centralia	Egmondville	Blake	Lakelet	Lakeshore Residential (Bluewater)
South of Goderich	Huron Park	Dungannon	Bluevale	Lochalsh	Lakeshore Residential (South Huron)
Seaforth	Hutton Heights	Saltford	Corbett	Londesborough	
South of Seaforth-Bridges	Crediton	St. Joseph	Cranbrook	Lowertown	
Wingham	Hensall	Varna	Dublin	Molesworth	
North of Wingham	Vanastra		Elimville	Mount Carmel	
East of Wingham	Zurich		Ethel	Nile	
	Port Blake Planning Area		Fordwich	Port Albert	
	South of Lucknow		Gorrie	Shipka	
			Graham Survey	St. Augustine	
			Greenway	St. Columban	
			Harpurhey	St. Helens	
			Henfryn	Walton	
			Holmesville	Whitechurch	
			Junctionville	Winthrop	
			Kinburn	Woodham	
				Wroxeter	

Note: Table 1 is subject to change and amendments to Table 1 do not require an Official Plan Amendment. Place names are in accordance with local Official Plans.

Table 2: Population Projections, 2021 – 2051

	2021	2026	2031	2036	2041	2046	2051
Ashfield-Colborne-Wawanosh	6,141	7,387	7,816	8,268	8,678	8,994	9,210
Bluewater	7,870	8,333	8,777	9,581	10,359	11,014	11,530
Central Huron	8,140	8,615	8,792	9,382	9,969	10,475	10,890
Goderich	8,226	8,863	10,187	10,789	11,427	12,008	12,510
Howick	4,222	4,288	4,440	4,753	5,054	5,305	5,500
Huron East	9,928	10,254	10,538	11,387	12,222	12,930	13,500
Morris-Turnberry	3,747	3,858	3,927	4,077	4,231	4,370	4,480
North Huron	5,273	5,526	5,736	5,994	6,279	6,551	6,790
South Huron	10,476	11,255	12,911	13,659	14,439	15,141	15,740
County of Huron	64,050	68,381	73,125	77,896	82,669	86,801	90,160

Note: Table 2 is subject to change and amendments to Table 2 do not require an Official Plan Amendment

Note: Table 2 includes net Census undercount estimated at 4.4% and assumes the medium growth scenario of 1.1% annual growth. Population undercount has been rounded and may not add up exactly.

Source: County of Huron Population & Housing Projections, 2024, Watson & Associates Economists Ltd.

Table 4: Household Projections, 2021-2051

	2021	2026	2031	2036	2041	2046	2051
Ashfield Colborne Wawanosh	2,355	2,725	2,870	3,018	3,148	3,245	3,310
Bluewater	3,305	3,475	3,658	3,957	4,246	4,490	4,690
Central Huron	3,270	3,471	3,569	3,804	4,035	4,233	4,400
Goderich	3,665	3,983	4,578	4,852	5,137	5,394	5,630
Howick	1,345	1,386	1,451	1,567	1,677	1,768	1,850
Huron East	3,705	3,883	4,023	4,350	4,670	4,941	5,170
Morris-Turnberry	1,195	1,261	1,299	1,367	1,434	1,492	1,540
North Huron	2,155	2,305	2,414	2,544	2,681	2,807	2,920
South Huron	4,340	4,678	5,242	5,568	5,902	6,199	6,460
County of Huron	25,335	27,167	29,104	31,027	32,930	34,569	35,970

Note: Table 4 is subject to change and amendments to Table 4 do not require an Official Plan Amendment

PART "C"

APPENDICES

The appendices do not form part of Amendment No. 6 but are for information purposes only.

Background

In October 2024, the Province released the Provincial Planning Statement which replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The proposed amendment to the County of Huron Official Plan seeks to align with the new direction in the Provincial Planning Statement (PPS).

Important policies that remain the same in the 2024 PPS as in the 2020 PPS:

- Decisions of Planning Authorities are required to be 'consistent with' the 2024 PPS;
- Settlement areas continue to be the focus of growth and development;
- Active transportation (e.g. walking & cycling) is important for healthy, active communities;
- Policies addressing natural areas and mineral aggregates are largely unchanged;
- Huron County is a prime agricultural area;
- Surplus dwelling severances are permitted in prime agricultural areas.

Major areas of change in the 2024 PPS:

- Comprehensive reviews are no longer required for converting employment lands or for expanding settlement areas;
- Focus is on creating complete communities;
- Planning time horizon is at least 20 years and no longer than 30 years;
- More specific direction on promoting wide range of types and forms of housing, including additional residential units in agricultural areas;
- Indigenous Nations are to be consulted early in the planning process; and
- Enhanced direction for consideration of impacts of a changing in climate in the planning process.

Key Differences between the Existing Official Plan and the Proposed Official Plan Amendment #6

Policies are proposed to be amended to align with the 2024 PPS. The following list summarizes the key differences between the existing Huron County Official Plan and the proposed Official Plan Amendment #6 as a result of the 2024 PPS:

- Addition of the County's Land Acknowledgement.
- The Agriculture section is amended with the addition stronger support for agricultural systems planning, new requirements for agricultural impact assessments and to reflect the County's Housing Friendly Lens work relating to Additional Residential units in agricultural settings.
- The Extractive Resource section is amended to reflect the Scoped Update to the Huron County Aggregate Strategy;
- The Natural Environment section is amended to alter the adjacent lands policies to 30 metres for all natural area types.
- The Settlement Patterns section is amended to remove the comprehensive review requirement at the time of a settlement area expansion and/or alteration to an employment area.
- The Implementation section is amended to update the complete application requirements.