

HURON COUNTY

OFFICIAL PLAN

FIVE-YEAR REVIEW

September 10, 2009

DRAFT

A new numbering system is proposed to replace the old roman numerals (2.2. iii) with letters (2.2. c)

****note**** some of the new and amended policies of this Plan must be re-ordered (and numbered) – an attempt was made to provide both old and amended policies directly adjacent to each other to facilitate easier comparison for review purposes. The flow and readability of some sections would be improved if certain policies were re-numbered or re-ordered.

~~Strikethrough text~~ indicates a deletion

Bold-Italicized text indicates an addition

Existing Plan	Amended Plan
<p>1.0 Introduction</p> <p>This document is the official plan for the Corporation of the County of Huron. It is a recognition of the rich natural resources, the rural and small town communities and the dynamic individuals of Huron County.</p> <p>Huron County is composed of numerous settlement areas, nationally significant agricultural lands, natural environment, and resource areas. The towns, villages, and hamlets serve as centres for industry, commerce, residential, and social activity. Agriculture dominates Huron’s landscape and is an important economic base. Interspersed throughout the County are natural areas, including river and stream corridors, woodlands, wetlands, and the lakeshore. Natural resources include productive soils, extractive resources, and ground water.</p> <p>The Huron County Official Plan applies to all lands within Huron County. It is a statement of the community and provides direction for the activities of individuals and community organizations. It provides guidelines to local municipalities for the development of local official plans.</p>	<p>1.0 Introduction</p> <p>This document is the official plan for the Corporation of the County of Huron. It is a recognition of the rich natural resources, the rural and small town communities and the dynamic individuals of Huron County.</p> <p>Huron County is composed of numerous settlement areas, nationally significant agricultural lands, natural environment, and resource areas. The towns, villages, and hamlets serve as centres for industry, commerce, residential, and social activity. Agriculture dominates Huron’s landscape and is an important economic base. Interspersed throughout the County are natural areas, including river and stream corridors, woodlands, wetlands, and the lakeshore. Natural resources include productive soils, extractive resources, and ground water.</p> <p>The Huron County Official Plan applies to all lands within Huron County. It is a statement of the community and provides direction for the activities of individuals and community organizations. It provides guidelines to local municipalities for the development of local official plans.</p> <p><i>It is recognized that climate change, and rising energy prices, combined with health issues related to obesity, and inactivity, aging and mobility in addition to environmental health concerns such as air and water quality are all issues which require attention.</i></p>
<p>1.1 Background to the Plan</p> <p>Huron County developed its first official plan in 1973. Since that time many changes have affected Huron County. The official plan is being reviewed to ensure that it keeps pace with changing times and community aspirations. The County Official Plan represents a concerted effort by the residents of Huron County to chart their future. Huron County residents have been involved in a number of ways throughout the review - completing community action kits and participating in several focus groups, workshops, public</p>	<p>1.1 Background to the Plan</p> <p>Huron County developed its first official plan in 1973. Since that time many changes have affected Huron County. The official plan is being reviewed to ensure that it keeps pace with changing times and community aspirations. The County Official Plan represents a concerted effort by the residents of Huron County to chart their future. Huron County residents have been involved in a number of ways throughout <i>the development of the original plan and subsequent reviews</i>: completing community action kits, participating in focus</p>

meetings, and ~~discussions within their interest groups~~. Huron County residents have said what they like and dislike about their community, what they see for the future of their community, and have indicated appropriate actions to achieve their vision for their community.

The issues that concern the community ~~tend to fall~~ into several defined areas. These are: agriculture, community services, the economy, natural environment, extractive resources, and settlement patterns. Although these six areas cover a broad scope and have overlaps, all of the issues raised by the community are covered within one or more of these issue areas.

In developing ~~the~~ plan, the community discussed their general values. These values were grouped into the issue areas. ~~Then~~ discussions were held on the six issue areas. The plan is presented in this format. As each issue area was discussed, one or two of the most important or comprehensive principles were identified and are called community values. Building on the community values for each specific issue area, the community identified directions for the future. Finally, the community identified actions and policies they think will achieve the desired direction and indicates what the community is willing to do.

groups, workshops, public meetings, and **sustainability planning exercises**. Huron County residents **have** said what they like and dislike about their community, what they see for the future of their community, and have indicated appropriate actions to achieve their vision for their community.

The issues that concern the community **can be grouped** into several defined areas. These are: agriculture, community services, the economy, natural environment, extractive resources, and settlement patterns. Although these six areas cover a broad scope and have overlaps, all of the issues raised by the community are covered within one or more of these issue areas.

In developing **and reviewing this** plan, the community discussed their general values. These values were grouped into the issue areas. Discussions were **then** held on the six issue areas. The plan is presented in this format. As each issue area was discussed, one or two of the most important or comprehensive principles were identified and are called community values. Building on the community values for each specific issue area, the community identified directions for the future. Finally, the community identified actions and policies they think will achieve the desired direction and indicates what the community is willing to do.

The five year review process undertaken for this plan incorporated public comments received at several community workshops held across the County. The review was also informed through the public consultation process of the County's sustainability planning initiative, Take Action for a Sustainable Huron, which incorporated a broad community consultation and engagement process. In total, more than 1700 Huron County residents participated and provided comments in the process.

1.2 How This Plan Works

The County Official Plan is a statement of the community and is presented in the words of the community. It is a record and guide. Not only does it provide direction for the activities of individuals and community organizations, the County Official Plan provides guidelines to local municipalities for the development of local official plans. The policies and actions are general policies and are provided as guidelines.

This plan covers many aspects of community development which are not normally found in an Official Plan but this does not imply that they are the sole responsibility of the County. The policies and actions will be pursued through the co-operative efforts of individuals, community groups, community agencies, and local and County government bodies.

Five resource maps are included in this plan - agriculture, extractive resources, natural environment, watershed, and settlement patterns. These

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maps are provided as reference material and are not interpretations of the policies nor are they land use designations. The detail of the maps and policies will be determined by local communities through the development of local plans. Policy details that were discussed during the review process have been incorporated as background information. A list of background information and resource materials can be found in the appendices.

Local communities will use these general guidelines to review and update their existing plans in order that they conform with the County Official Plan. Existing ~~secondary plans or~~ local official plans will stay in force ~~until a new local plan is passed under the new~~ County of Huron Official Plan. The County will be the approval agency for local plans.

This new County of Huron Official Plan has been reviewed and developed with consideration for provincial policies and is therefore deemed ~~to have regard for~~ provincial policies.

The sections of this plan are placed in alphabetical order; each section is of equal importance. The sections are not to be applied or interpreted mutually exclusive of each other. This plan should be read in its entirety and shall be interpreted such that the purpose and intent of the entire plan are met most fully.

The summaries of ~~the community action kit results,~~ found in the information boxes throughout the plan are for information only and do not form part of the Official Plan.

2. AGRICULTURE

Agriculture in Huron is of national significance. Huron leads all counties and regions in Ontario in total value of production; and it also exceeds the production totals of several provinces. Huron has the advantage of an informed and progressive farm community, a supportive service sector, high capability soils, a diversified agricultural industry, a favourable climate, and limited non-farm intrusion. Agriculture has an economic impact in the County that goes beyond the farm gate and rural areas into Huron's towns and villages. The continued health of agriculture is important not only from an agricultural perspective, but also from a broader community and economic perspective.

2.1 Community Values

The community's involvement identified two main values for agriculture. **Huron's residents are committed to agriculture and keeping it strong.** The community established a direction of encouraging activities in agricultural areas that are supportive of agriculture and

provided as reference material and are not interpretations of the policies nor are they land use designations. **Any amendments to mapping will be completed at the time of a five year review of this plan.** The detail of the maps and policies will be determined by local communities through the development of **Local Official Plans**. Policy details that were discussed during the review process have been incorporated as background information. A list of background information and resource materials can be found in the appendices.

Local communities will use these general guidelines to review and update their existing plans in order that they conform with the County Official Plan. Existing local official plans will stay in force until **appropriate revisions are passed bringing them into conformity with the** County of Huron Official Plan. The County will be the approval authority for local plans.

The County of Huron Official Plan has been reviewed and developed with consideration for provincial policies and is therefore deemed **to be consistent with** provincial policies.

The sections of this plan are placed in alphabetical order; each section is of equal importance. The sections are not to be applied or interpreted mutually exclusive of each other. This plan should be read in its entirety and shall be interpreted such that the purpose and intent of the entire plan are met most fully.

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2.1 Community Values

The community's involvement identified two main values for agriculture. **Huron's residents are committed to agriculture and keeping it strong.** The community established a direction of encouraging activities in agricultural areas that are supportive of agriculture and

limiting those which are not.

Huron's residents wish to see regulation limited to that which is necessary to protect and enhance the community. The community noted that global competitiveness means that Huron's farmers need to retain flexibility to respond to changing economics and management practices. This can be achieved through support for agriculture with limited and appropriate regulations.

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2.2 Community Directions

Extensive public consultation identified a number of key directions for agriculture.

Vision of Agriculture

In developing a vision of agriculture, the goal of the community is to protect agriculture, the farmers' ability to farm, prime agricultural land and the quality of life for future generations. A healthy agricultural and rural economy in Huron County is dependent upon activities and businesses which support agriculture.

Agriculture and the Environment

The goal of the community is to support the farm community in their continued use of sound managerial practices that protect and enhance the environment.

Changing Farm Practices

In recognizing that change is necessary, the goal of the community is to support changing farm practices that contribute to agricultural development. To achieve this the following are supported: flexibility for farmers to pursue alternative forms of agriculture; fair and equitable standards for the establishment of large and intensive livestock operations; on-farm business activities that are compatible with neighbouring uses; and monitoring of future revisions to the Farming and Food Production Protection Act, as amended.

Urban & Rural Relationships

The goal of the community is to give agriculture priority over other uses in agricultural areas. Development should be directed to urban areas, unless it complements and does not restrict agriculture - examples are farm related commercial and industrial development. Non-farm related development may also be directed to non-prime agricultural areas.

2.2 Community Directions

Extensive public consultation identified a number of key directions for agriculture.

Vision of Agriculture

In developing a vision of agriculture, the goal of the community is to protect agriculture, the farmers' ability to farm, prime agricultural land and the quality of life for future generations. A healthy agricultural and rural economy in Huron County is dependent upon activities and businesses which support agriculture. ***Food security and the availability of a variety of local foods has been identified as an issue. Production of food for local consumption will be encouraged.***

Agriculture and the Environment

The farm community will be supported in their continued use of farm management practices that protect and enhance the environment.

Changing Farm Practices

In recognizing that change is inevitable, the goal of the community is to support changing farm practices that contribute to agricultural ***diversification, opportunity and security.*** To achieve this, the following are supported: flexibility for farmers to pursue alternative forms of agriculture; fair and equitable standards for the establishment of large and intensive livestock operations; on-farm business activities that are compatible with neighbouring uses; and monitoring of future revisions to the Farming and Food Production Protection Act.

Urban & Rural Relationships

The goal of the community is to give agriculture priority over other uses in agricultural areas. Development should be directed to urban areas, unless ***it is*** an agricultural related use - examples are farm related commercial and industrial development. Non-farm related development may also be directed to non-prime agricultural land.

2.3 Community Policies and Actions

The community has established the following:

iii) The continued diversification of Huron's agricultural industry will be encouraged. Local plans will support all forms of agriculture.

i) Prime agricultural areas ~~defined as Classes 1-3 as shown on the Agricultural Resource Map will be retained for agriculture.~~ In prime agricultural areas, farming, agricultural uses, on-farm businesses, agricultural commercial and industrial uses, and normal farm practices as defined in the Farming and Food Production Protection Act ~~as amended~~ will be promoted, protected and given priority over other land uses in agricultural areas. Farm and accessory farm residences will be permitted on existing lots subject to local plan policy.

2.3 Community Policies and Actions

The community has established the following:

- 1) ***Huron County is a prime agricultural area as shown on the Agricultural Resource Map.***
- 2) The continued diversification of Huron's agricultural industry will be encouraged. Local ***Official Plans*** will support all forms of agriculture.
- 3) Prime agricultural areas ***consist of prime agricultural lands (Class 1-3 soils) and associated non-prime agricultural lands (Class 4-7 soils) and additional areas where there is a local concentration of farms.*** The Agricultural Resource Map ***identifies prime and non-prime agricultural lands.*** In prime agricultural areas, farming, agricultural uses, on-farm businesses, agricultural commercial and industrial uses, and normal farm practices as defined in the Farming and Food Production Protection Act will be promoted, protected and given priority over other land uses in agricultural areas. Farm and accessory farm residences will be permitted on existing lots subject to local plan policy.
- 4) ***Agricultural lands may be removed from the prime agricultural area, only if it has been determined through demonstrated need, and there are no alternative locations for the proposed use that avoid prime agricultural land.***

Municipalities may only remove land from prime agricultural areas for:
 - a) ***Expansion of a settlement area boundary through a supportive comprehensive review***
 - b) ***Creation of a new settlement area through a supportive comprehensive review***
 - c) ***Extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible***
 - d) ***Limited non-residential uses, provided:***
 - 1) ***There is a demonstrated need for the proposed use;***
 - 2) ***Reasonable alternative locations are not available which avoid prime agricultural areas; and***
 - 3) ***Reasonable alternative locations are not available in prime agricultural areas with lower priority agricultural lands.***

~~Local municipalities may choose to develop policy in their local plans for non-prime agricultural areas defined as Classes 4-6 as shown on the Agricultural Resource Map. These policies in addition to allowing for agriculture and on-farm businesses may also allow for limited residential, recreational, institutional, commercial or industrial development. This development shall not restrict existing farming operations and shall respect the natural environment goals of this plan.~~

v) On-farm business activities that are compatible with neighbouring uses and secondary to the farm will be encouraged in recognition of their positive contribution to the farm economy.

vi) ~~Non-farm related development will be directed to urban and non-prime agricultural areas, if such areas are identified in the local official plans.~~

vii) ~~Severances in prime agricultural areas will be allowed for agricultural purposes, commercial and industrial uses directly related to agriculture, institutional uses required to service the immediate rural community, minerals, aggregates, and petroleum resources development and minor lot adjustments subject to local plan policy. Local municipalities may choose to develop policy in their local plans to permit severances on non-prime lands and to permit the severance of surplus residences in prime and non-prime agricultural areas.~~

Lot sizes in agricultural areas will ~~respect the need for~~ long term agricultural flexibility and be set out in local plans.

5) Municipalities may choose to develop **additional criteria for the removal of land from prime agricultural areas.**

6) On-farm business activities **related to agriculture** that are compatible with but do not hinder neighbouring uses and **are** secondary to the farm will be encouraged in recognition of their positive contribution to the farm economy.

7) Non-farm related development will be directed to **settlement areas however, Local Official Plans may develop policies to permit on-farm schools and churches for communities relying on horse drawn transportation. Local Official Plan may not permit the severance of land for these uses.**

8) **Lot creation** in prime agricultural areas **is discouraged and** will **only** be **permitted** for agricultural **uses, agricultural-related uses,** commercial and industrial uses directly related to agriculture, **a residence surplus to a farming operation,** minor lot adjustments, and **infrastructure or public service utilities which cannot be accommodated through easements or rights-of-way,** subject to **the policies of** Local Plans.

The creation of any new lot must be of an appropriate size to maintain long-term flexibility for future changes in the type and size of agricultural operations. Lot sizes in agricultural areas will be set out in Local Plans.

9) Local municipalities may choose to develop policies **which** permit **the severance of existing residences surplus to a farming operation as a result of the acquisition of an additional farm property.**

Local Official Plans shall meet or exceed the following criteria:

a) **The residence must be a minimum of 10 years old or has immediately replaced a habitable residence which was built a minimum of 10 years ago.**

<p>viii) All severances will recognize the protection of the farmers' ability to farm.</p> <p>x) All development in agricultural areas will be subject to the Minimum Distance Separation (MDS) formulae. All development in agricultural areas will be compatible with neighbouring rural uses, be of a scale compatible with the rural character, and have adequate services available.</p>	<p>b) <i>The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a primary residence.</i></p> <p>c) <i>A new residence is prohibited on any vacant remnant parcel of farmland created by a surplus residence severance.</i></p> <p>d) <i>The area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features.</i></p> <p>e) <i>Minimum Distance Separation (MDS) formula requirements are met.</i></p> <p>OR</p> <p><i>Minimum Distance Separation (MDS) formula requirements are met where barn(s) on a neighbouring farm have the ability to contain 100 or more nutrient units.</i></p> <p>f) <i>No previous separation of land for residential purposes from the original lot (Township survey fabric) other than in a settlement area.</i></p> <p>g) <i>The retained lands are a minimum of 30 hectares unless merged with an abutting farm.</i></p> <p>10) All severances will recognize the protection of farmers' ability to farm.</p> <p>11) All development, including lot creation in agricultural areas will be subject to the Minimum Distance Separation (MDS) formulae, including the surplus severance policies of this plan as outlined herein. All development in agricultural areas will be compatible with neighbouring rural uses, be of a scale compatible with the rural character, and have adequate services available.</p> <p>12) Lot creation in prime agricultural areas may be permitted for infrastructure uses where the facility or corridor cannot be accommodated through the use of easements or a right-of-way. Lot creation for renewable energy systems is not permitted.</p> <p>13) Stewardship by local landowners is encouraged to support the wise management of the agricultural and water resources and contribute to the protection, restoration and management of natural areas and the health and integrity of the environment. Farming activity shall abide by "normal farm practices" and respect provincial laws. Proper nutrient</p>
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iv) Stewardship initiated by local landowners in support of the wise management of the agricultural resource and contributes to the protection, restoration and management of natural areas and the health and integrity of the environment is encouraged. Farming activity shall respect “normal farm practices” and provincial laws. Proper nutrient management, including the appropriate storage, application and use of the manure resource is encouraged and local municipalities, in partnership with the County, will work to develop approaches to ensure that this happens. A working group will be formed by the County to develop options for addressing manure management and its environmental effects. It is acknowledged that the working group will develop recommendations for inclusion in local implementing by-laws and the results may also be useful for the review of this official plan and local municipal plans.

ix) In the interest of protecting the quality of ground and surface waters in Huron County, local municipalities have adopted by-laws to require the completion of nutrient management plans for new and expanded intensive livestock operations. Local municipalities will incorporate appropriate policies in their local official plans to ensure that these by-laws are kept current, meet or exceed provincial criteria and the nutrient management plan is appropriately reviewed prior to issuance of a building permit. The County will work with the local municipalities to help achieve these objectives. Existing intensive livestock farms are also encouraged to complete a nutrient management plan.

ii) Extractive resource uses may be permitted in agricultural areas subject to the Extractive Resources section of this plan.

management, including the appropriate storage, application and use of the manure resource **is required to comply with the Nutrient Management Act.**

14) In the interest of protecting, **improving and restoring the quality and quantity of water, uses within the agricultural area will be required to comply with Municipal and Provincial plans. Municipal Official Plans and Zoning By-laws, as directed by the Clean Water Act will identify areas of vulnerable surface and groundwater, sensitive surface water features and sensitive groundwater features, and their hydrological functions. Land uses with a potential to impact water quality or quantity may be restricted or prohibited in these areas. New and expanding livestock facilities will comply with Nutrient Management legislation.**

In accordance with the Natural Environment policies of this plan, landowners have a role to play in protecting the quality and quantity of water through good stewardship and adoption of best management practices.

15) Extractive resource uses may be permitted in agricultural areas subject to the Extractive Resources and Natural Environment sections of this plan.

16) **Renewable energy systems such as wind, solar and biomass facilities are permitted in agricultural areas. The County encourages the Province to regulate renewable energy systems to address local issues and ensure the appropriate protection of the public and the natural environment. In agricultural areas these systems should be designed and constructed to minimize negative impacts on agricultural operations and encourage the preservation of prime agricultural lands.**

17) **Commercial scale, ground mounted solar energy generation systems are discouraged on prime agricultural lands.**

3. COMMUNITY SERVICES

This section of the Plan is unique in that it recognizes the importance of community services to the quality of life in Huron County. Community

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This section of the Plan is unique in that it recognizes the importance of community services to the quality of life in Huron County. Community services

<p>services are wide ranging and include but are not limited to waste management, transportation, health care, education, child care, recreation, culture, heritage, safety and security. Community services are delivered through the community, agencies, and various levels of government. The need for community services by individuals varies with age, ability, skills, background, and interests. The strategies and actions identified by the residents of Huron County provide direction for meeting these diverse needs.</p>	<p>are wide ranging and include but are not limited to waste management, transportation, health care, education, child care, recreation, culture, heritage, safety and security. Community services are delivered through the community, agencies, and various levels of government. The need for community services by individuals varies with age, ability, skills, background, and interests. The strategies and actions identified by the residents of Huron County provide direction for meeting these diverse needs.</p>
<p>3.1 Community Values</p>	
<p>The community's involvement identified two main values for community services.</p> <p>Huron's residents value the variety and quality of community services offered in the County; and recognize the importance of partnerships and co-operation. They also recognize the need to retain and improve the level and accessibility of community services for people of all abilities and age groups, including the children of the community.</p> <p>Huron's residents value their involvement in the planning and delivery of services. Residents see more of the responsibility for services in the hands of the community in the future. Residents are encouraged to get involved in order to maintain the level of service in their communities.</p>	<p>The community's involvement identified two main values for community services.</p> <p>Huron's residents value the variety and quality of community services offered in the County; and recognize the importance of community partnerships and co-operation. They also recognize the need to retain and improve the level and accessibility of community services for people of all abilities and age groups, including children.</p> <p>Huron's residents value their involvement in the planning and delivery of services. Residents see more of the responsibility for services in the hands of the community in the future. Residents are encouraged to get involved in order to maintain the level of service in their communities.</p>
<p>3.2 Community Directions</p>	
<p>Public consultation identified a number of key directions for transportation, education, health care, recreation, culture, heritage, safety and security.</p> <p>Overall Direction The goal of the community is to ensure that the provision of community services involves partnerships, consultation, co-ordination and co-operation amongst the community, agencies, businesses, and various levels of government. An emphasis should be placed on communication technology, education, and information sharing to increase accessibility, efficiency, and effectiveness of community services. The provision of child care services is also an essential component of community services.</p> <p>Transportation The community wishes to maintain and develop the Municipal, County, and Provincial road networks and to promote efficient and accessible bus, car, rail, air, and marine facilities and transportation and infrastructure systems and corridors through co-ordination and partnerships.</p>	<p>Public consultation identified a number of key directions for transportation, education, health care, recreation, culture, heritage, accessibility, safety, security and renewable energy.</p> <p>Overall Direction The goal of the community is to ensure that the provision of community services involves partnerships, consultation, co-ordination and co-operation amongst the community, agencies, businesses, and various levels of government. An emphasis should be placed on communication technology, education, and information sharing to increase accessibility, efficiency, and effectiveness of community services. The provision of child care services is also an essential component of community services.</p> <p>Transportation The community strives to maintain and develop the Municipal, County and Provincial road networks and to promote high quality, efficient, safe, and integrated road, rail, air and marine facilities, transportation infrastructure systems and corridors through co-ordination and partnerships. Other modes of transportation</p>

Health Care

The goal of the community is to provide a high standard of health care with an emphasis on co-ordination and preventative care.

Education

For education the community goals are to: provide a balance of basic life skills and academics; improve the quality of, and access to distance education, co-operative education, apprenticeships, guidance counselling services, and technological services and resources; maintain library services; and promote life long learning and educational opportunities for all ages and abilities.

Recreation, Culture, and Heritage

~~For recreation, culture, and heritage the community wishes to provide opportunities for all age groups and abilities. Recreation includes culture, education, tourism, athletics, and leisure activities. Residents are encouraged to be actively involved in organizing recreational and cultural activities in their community.~~

The community has a rich and diverse cultural heritage, which includes sites of archaeological value; buildings and structural remains of historical, architectural and contextual value, and rural, village and urban districts or landscapes of historic and scenic interest.

Safety and Security

The goal of the community is to maintain the current level of service through integration and partnerships. Communities must take on part of the responsibility for safety and promote education to help decrease the number of violent acts and accidents.

including walking and cycling, and the corresponding trails, lanes and paths are encouraged. The community also recognizes the need for the safe movement of residents relying on horse drawn transportation as a primary mode of travel.

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Education

For education the community goals are to: provide a balance of basic life skills and academics; improve the quality of, and access to distance education, co-operative education, apprenticeships, guidance counseling services, and technological services and resources; maintain ***and improve*** library services; and promote life long learning and educational opportunities for all ages and abilities.

Recreation

The community desires to provide recreational opportunities for all age groups and abilities, through a range of built and natural settings including trails, parks, community centres, playing fields and arenas.

Heritage and Culture

The community has a rich and diverse cultural heritage. This includes archaeological sites; buildings and structural remains of historical and architectural value; rural, village and urban districts; and landscapes of historical, natural and scenic interest. ***The Huron County Cultural Plan provides a framework and direction related to these features and issues.***

Safety and Security

The goal of the community is to maintain the current level of service through integration and partnerships. Communities must take on part of the responsibility for safety and promote education to help decrease the number of violent acts, ***vehicle collisions and vandalism.***

Accessibility

The community recognizes that accessibility benefits everyone and will therefore continue to ensure that all citizens can equally access all services and programs. The County, in cooperation with the community, will continue to identify, remove and prevent barriers so that everyone can experience and take part in all that

	<p><i>the County has to offer.</i></p> <p><u>Renewable and Alternative Energy</u> <i>The community recognizes the importance of local renewable and alternative energy sources, and maximizing energy conservation. Renewable energy production provides economic and environmental benefits to Huron County and its residents.</i></p>
<p>3.3 Community Policies and Actions</p>	<p>3.3 Community Policies and Actions</p>
<p>The community has established the following:</p> <p>i) The public participation in the development of this official plan has been very effective and should be continued. A compilation of the suggested actions related to the ongoing provision of community services is contained in the background information found in the appendices. This list will be updated on a regular basis and made available to assist with the planning and delivery of community services.</p> <p>ii) The County will, if needed or requested, be available to assist the community to facilitate and co-ordinate the implementation of community service actions.</p> <p>iii) The provision of community services will be a shared responsibility between the community, agencies, businesses, and various levels of government.</p> <p>iv) The County will forward the community service values and directions to the appropriate groups and agencies.</p> <p>v) The community will have regard for the conservation and wise management of its significant built heritage resources, natural heritage and cultural heritage landscapes. An inventory of heritage resources in the County is encouraged.</p> <p>vi) The Huron County waste management plan provides for a waste management system which includes recycling, diversion, collection, and disposal to accommodate present and future requirements.</p> <p>vii) Where development is permitted, archaeological assessments and</p>	<p>The community has established the following:</p> <p>1) The public participation in the development of this official plan has been very effective and should be continued. A compilation of the suggested actions related to the ongoing provision of community services is contained in the background information.</p> <p>2) The County will, if needed or requested, be available to assist the community to facilitate and co-ordinate the implementation of community service actions.</p> <p>3) The provision of community services will be a shared responsibility between the community, agencies, businesses, and various levels of government.</p> <p>4) The community will have regard for the conservation and wise management of its significant built heritage resources, natural heritage and cultural heritage landscapes. <i>Development adjacent to designated heritage properties or buildings will not detract from the attributes, and be sensitive to the heritage property.</i> An inventory of heritage <i>resources will be compiled under the Huron County Cultural Plan and will be reflected in Local Official Plans.</i></p> <p>5) The Huron County Waste Management Plan provides for a waste management system which includes recycling, diversion, collection, and disposal to accommodate present and future requirements. <i>The County, in cooperation with local municipalities will explore new technologies and waste diversion options. Continued, increased diversion of waste from landfills is strongly encouraged.</i></p> <p>6) Where development is permitted, archaeological assessments and</p>

preservation will be required in areas of archaeological potential.

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- 7) ***Infrastructure, public buildings and services should be located to support effective and efficient delivery. Co-location, where feasible will promote cost effectiveness and facilitate integration.***
- 8) ***The County will plan for a safe, energy efficient transportation system. Connectivity amongst road, rail, air, and marine transport systems shall be encouraged. Lanes, trails, roads and paths used for walking and cycling will be integrated into the transportation systems and strongly promoted.***
The preservation and reuse of abandoned corridors for bicycling and walking trails is encouraged.
- 9) ***Transportation land use considerations will be integrated at all stages of the planning process, including connectivity among transportation systems and promotion of alternative, safe, energy efficient transportation modes. Land use patterns will be promoted which minimize the length and number of trips and reduce dependence on the automobile.***
- 10) ***Local municipalities will plan to protect community service uses from incompatible uses and development.***
- 11) ***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 Ontarians with Disabilities Act.***
Local municipalities will develop appropriate accessibility policies and regulations in their Official Plans, Zoning By-laws, Site Plan and Design Guidelines, in accordance with the Ontarians with Disabilities Act.
- 13) ***Community service facilities and programs will be provided in a manner that considers both the needs of present and future populations, including an aging population.***
- 12) ***The County of Huron has many renewable and alternative energy sources within its jurisdiction. Examples of renewable energy systems include wind, water, biomass, solar and geothermal. The proximity to Lake Huron wind regime, availability of biomass resources and potential for solar***

	<p><i>development offer many opportunities for local energy production.</i></p> <p><i>Alternative energy systems and renewable energy systems shall be permitted throughout the County in accordance with Local Official Plans and provincial legislation.</i></p>
<p>4. ECONOMY</p>	<p>4. ECONOMY</p>
<p>Economic activity is an integral part of the community's health and well-being. Huron's residents benefit from employment in a broad range of economic sectors — resource based activities such as agriculture, mining, and forestry; industrial activities such as manufacturing and processing; and service activities such as retailing, 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.</p> <p>Three economic drivers are the foundation of the Huron County economy. As a leader in agriculture, farming activity is dominant in Huron County. Manufacturing continues to be an important and adapting economic engine. Tourism and service industries are growing economic activities based on the County's natural resources.</p>	<p>Economic activity is an integral part of the community's health and well-being. Huron's residents benefit from employment in a broad range of economic sectors including: 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.</p> <p><i>Four economic sectors represent the pillars of the Huron County economy: agriculture; manufacturing; tourism; and cultural/creative industries. Huron County is a national leader in agricultural production. Manufacturing is an important and adaptive economic engine. Tourism and service industries promote Huron County as Ontario's West Coast and represent an important economic sector. Cultural and creative industries generate economic growth through knowledge based job opportunities. These four pillars enhance quality of life for residents and visitors.</i></p>
<p>4.1 Community Values</p>	<p>4.1 Community Values</p>
<p>The community's involvement identified two main values for the economy.</p> <p>The residents of Huron value job opportunities, job diversity, and desirable careers for young people. Residents value the attributes of small towns and rural communities such as friendly people, a clean environment, and convenient access to goods and services. These community values must be supported by jobs.</p> <p>The community values the importance of fostering entrepreneurship, developing partnerships and promoting growth from within by building on its present strengths. Residents see the economic future of the County in the hands of the community.</p>	<p>The community's involvement identified two main values for the economy.</p> <p>The residents of Huron value job opportunities, job security, job diversity, and desirable careers for young people. Residents value the attributes of small towns and rural communities such as friendly people, a clean environment, and convenient access to goods and services.</p> <p>The community values the importance of fostering entrepreneurship, developing partnerships and promoting growth from within by building on its strengths. Residents see the economic future of the County in the hands of the community.</p>
<p>4.2 Community Directions</p>	<p>4.2 Community Directions</p>
<p>Extensive public consultation identified a number of key directions for economic policy.</p> <p>Support The goal of the community is to maintain and nurture a business climate that</p>	<p>Extensive public consultation identified a number of key directions for economic policy.</p> <p>Support The goal of the community is to maintain and nurture a business</p>

supports economic activity.

Quality of Life

The goal of the community is to pursue economic activity that maintains or enhances the quality of life and is compatible with the community and the environment. Huron’s residents recognize and appreciate their quality of life and have a commitment to maintain it. ~~Preventing health hazards and eliminating them once identified will help maintain the quality of life and strengthen economic activity.~~

Jobs

The goal of the community is to encourage and support all sectors of the Huron County economy for the retention and creation of jobs for all age groups and abilities.

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4.3 Community Policies and Actions

The community has established the following:

~~i) The maintenance and enhancement of physical infrastructure such as road, rail, port, marina, air and communication services are important for the economy and are encouraged.~~

~~ii) Economic opportunities will be encouraged through the following actions: locally initiated action teams to seek out or respond to opportunities or inquiries; by fostering community pride with activities such as co-ordinated efforts, themes, attractions, and events; and appropriate rules and regulations.~~

~~iii) Opportunities for economic diversity will be enhanced by preserving the County’s unique rural and small town atmosphere, including heritage features and a wide range of goods and services in the towns and villages. The well-being of downtowns and mainstreets will be preserved by appropriate regulation of fringe development.~~

~~iv) All sectors of the Huron economy will be encouraged and supported. Agriculture, tourism, small business, and the retirement industry hold the greatest potential for growth and will be supported. Adding value to farm products and diversifying farm businesses will be encouraged. Agri-tourism and eco-tourism hold significant potential and will be supported. At the same time, manufacturing and service sectors will be supported to meet their needs and to encourage growth. The retail sector will be supported for its employment, for providing access to goods and services, and for its contribution to the economic health of a community. An adequate supply of serviced land appropriate for these economic activities will be encouraged.~~

4.3 Community Policies and Actions

The community has established the following:

1) The maintenance, enhancement **and coordination** of physical infrastructure such as **water, sewer,** road, rail, port, marina, air and communication services **such as internet and wireless technologies** are **critical** for the economy’s growth.

2) **Investment into business retention and expansion programs is encouraged to support the integrity and well being of downtowns and main streets; this includes enhancement of heritage features, preservation of unique rural, small town character; and provision of a wide range of services and experiences.**

3) **Investment into** an adequate supply of **serviced and designated** lands appropriate for **industrial, commercial and residential development and redevelopment is encouraged and necessary for continued growth and development.**

To promote economic development and ensure competitiveness, Local Official Plans will:

a) **Ensure an appropriate mix and range of employment opportunities including industrial, commercial, and institutional;**

v) Entrepreneurial activity will be supported and encouraged. ~~More jobs, training and education opportunities will be supported to help keep young people here.~~

vi) Economic activity will have regard for public health and the health and integrity of the environment.

vii) ~~Huron's economic sectors benefit each other and contribute positive spin offs in the community. For example, the tourism industry including visitors and cottagers benefits other economic sectors in Huron County through the purchase of the County's agricultural, manufacturing, and service industry products, employment of youth, enhancing retail sector opportunities, and improving the quality of life for the enjoyment of county residents and visitors alike. Along with county residents, visitors, cottagers and retirees support an array of attractions, events, facilities and recreation that improve the quality of life.~~

- b) Maintain a range and choice of suitable sites for employment uses;**
- c) Ensure the necessary infrastructure is available to support current and projected needs; and**
- d) Protect and preserve employment areas for current and future uses.**

4) Entrepreneurial activity **and business development** will be supported and encouraged **through programs of the Huron Small Business Enterprise Centre and the Huron Business Development Corporation and other municipal, provincial and federal agencies and departments.**

5) **Education and training programs will be supported for the purpose of workforce development and job creation, including programs designed to encourage retention of youth.**

6) Economic activity will have regard for public health, **efficient energy practices**, and the health and integrity of the environment.

7) **Economic development strategies and partnerships will be maintained to enhance and support all sectors of the Huron economy including: agriculture, manufacturing, tourism and cultural/creative industries.**

8) **Investment into economic development programs and resources shall be designed and implemented in co-operation with local municipalities to ensure effective and efficient delivery.**

9) **Planning and delivery of economic development programs and services will be developed and reviewed with the goals of: protecting environmental and community health; supporting and building upon existing sectors; diversity of the economy; retaining youth; fostering job creation; and conforms to the policies of this plan.**

10) **Economic activity will have regard for efficient energy practices, new technologies, public health and sustainability of the environment and natural systems.**

11) *Economic activity regarding the growing, production, processing and marketing of local foods will be encouraged and supported, subject to the agricultural policies of this plan.*

5. EXTRACTIVE RESOURCES

~~Sand and gravel is an important resource in Huron County with a large number of gravel pits currently operating within the County. Since this resource is non-renewable, proper conservation and management is essential. Other extracted resources in the County include salt and petroleum.~~

~~It is recognized that large areas of good quality sand and gravel exist; especially in the northwestern portion of the County. It is anticipated that demand for this resource will continue at or near present volumes for the foreseeable future.~~

~~In discussions on the future of the sand and gravel resource, the participants indicated that the proper development of this resource should be permitted while recognizing the importance of agriculture and the natural environment. Therefore, only those quality deposits which can be developed with minimal impact on agricultural land and the natural environment should be protected.~~

5. EXTRACTIVE RESOURCES

Extractive resources in Huron County include mineral aggregate deposits (sand and gravel), minerals (salt), natural gas and petroleum resources. Since these resources are non-renewable, proper conservation and wise management is essential.

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. The strategy's recommendation is to have local Official Plans consider the designation of primary and secondary deposits with zero and one constraint.

In discussions on the future of the sand and gravel resource, the **public** indicated that development of this resource should be permitted while recognizing the importance of agriculture and the natural environment. **The need for proper progressive rehabilitation while extraction is ongoing and final rehabilitation of the site when extraction is completed is required.**

While there has not been a demand for commercial water taking in Huron County, it is considered an extractive land use.

5.1 Community Values

In discussing sand and gravel resources, the public recognized the importance of this resource. As a result of the community's discussions, the following key values have been identified:

There is a strong commitment to protect sand and gravel deposits for future use. This finite resource should be available to meet ongoing demand.

There is a desire to minimize compatibility concerns. Incompatible uses should be directed away from areas identified as important sand and gravel deposits.

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5.2 Community Directions

Extensive public consultation identified a number of key directions for extractive resource policy.

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Protection

The goal is to identify and protect sand and gravel deposits of significant size and quality for their use. New pits should be established as appropriate. Existing licensed sand and gravel pits and associated operations should be allowed to continue their use and expand where appropriate. Sand and gravel pits ~~should be encouraged to be completely rehabilitated to their former use.~~

Compatibility

The goal is to allow sand and gravel pits to develop in a manner that minimizes conflict and ensures compatibility with adjacent uses. The County should not duplicate work done by the Province by restating or contradicting the standards and regulations contained in the Aggregate Resources Act. Municipal government should co-operate closely with the Ministry of Natural Resources on extractive resource issues.

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5.3 Community Policies and Actions

The community has established the following:

- ~~i) Existing licensed sand and gravel pits and associated operations will be allowed to continue their use and expand where appropriate (as generally shown on Extractive Resource Map) and as set out in local plans.~~
- ~~ii) Sand and gravel deposits of significant size and quality will be identified and protected for their use. New pits will be established subject to compliance with local plan regulations and may require an assessment of the potential impacts of the proposed pit.~~
- ~~iii) Sand and gravel pits will develop so as to minimize conflict and maximize compatibility with adjacent uses.~~
- ~~iv) Sand and gravel pits in prime agricultural areas will be completely rehabilitated to their former use or to agriculture. Sand and gravel pits in non-prime agricultural areas will be encouraged to be rehabilitated to their former use or to natural environment. Complete agricultural rehabilitation is not required on prime agricultural lands if a substantial quantity of aggregate lies below the water table.~~
- v) Wayside pits and portable asphalt plants for public authority contracts will be permitted in prime and non-prime agricultural areas, except in areas of

5.3 Community Policies and Actions

The community has established the following:

- 1) Existing licensed **mineral aggregate operations will be permitted to continue extraction and** expand where appropriate. **New mineral aggregate operations will be established in such a way as to minimize conflict and maximize compatibility with adjacent uses. Extraction will be undertaken in a manner which minimizes social and environmental impacts.**
- 2) **Mineral aggregate resources (minerals, gas and petroleum resources) will be protected for long term use. Mineral aggregate deposits of significant size and quality have been identified in the Huron County Aggregate Strategy.**
- 3) **Local official plans will include detailed policies that regulate the establishment of new and expansion of existing mineral aggregate operations, mineral mining operations, gas and petroleum resource operations.**
- 4) Wayside pits and portable asphalt plants for public authority contracts will be permitted in prime and non-prime agricultural areas, except in

<p>environmental sensitivity or settlement areas.</p> <p>vi) The completion of potential sand and gravel resource inventory mapping for the entire County is a priority.</p> <p>viii) Any development permitted on or adjacent to a former sand, gravel, mineral or petroleum extractive operation, shall first address and mitigate any known or suspected hazards to the proposed development.</p> <p>vii) The extraction of minerals and petroleum resources shall be permitted subject to compliance with local plan regulations. The extraction of minerals and petroleum resources shall be permitted in agricultural areas subject to the site being rehabilitated to its former use.</p> <p>ix) Incompatible uses will be directed away from areas identified as important sand and gravel deposits.</p>	<p>areas of environmental sensitivity or settlement areas.</p> <p>5) <i>Progressive and final rehabilitation will be required for mineral aggregate operations. In prime agricultural areas, extraction of mineral aggregate resources is permitted as an interim use.</i></p> <p>6) <i>Rehabilitation will be carried out so that substantially the same areas and the same average soil quality for agriculture are restored. Complete agricultural rehabilitation is not required on prime agricultural lands if a substantial quantity of aggregate lies below the water table, agricultural land rehabilitation in remaining areas will be maximized.</i></p> <p>9) Any development permitted on or adjacent to <i>a rehabilitated mineral aggregate operation, mineral, gas and petroleum resource will address and mitigate issues of public health, safety and environmental impact.</i></p> <p>6) Extraction of minerals, <i>gas and petroleum resources is permitted in prime agricultural areas, provided that the site is rehabilitated.</i></p> <p>7) <i>Where extraction is proposed in or adjacent to Natural Environment features, the required environmental impact studies shall be completed in accordance with provincial and local polices.</i></p> <p>8) <i>Development may only occur in areas of, and in areas adjacent to significant mineral aggregate resources, minerals, gas and petroleum resources if:</i></p> <p style="padding-left: 40px;">a) <i>Resource use is not feasible.</i></p> <p style="padding-left: 40px;">b) <i>The proposed land use serves a greater long term public interest.</i></p> <p style="padding-left: 40px;">c) <i>Issues of public health, safety and environmental impact are mitigated.</i></p> <p>10) Incompatible uses and development shall be directed away from <i>known significant mineral aggregate deposits, minerals, gas, and petroleum resources.</i></p> <p><i>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. In particular, water</i></p>
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	<p><i>resources including both surface and ground, shall be protected from adverse impacts of extraction.</i></p> <p>11) <i>Commercial scale water taking is considered a land use and may be permitted in extractive and agricultural designations, subject to the policies in Local Official Plans.</i></p>
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6. NATURAL ENVIRONMENT	6. NATURAL ENVIRONMENT
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Concern for the natural environment has been an important part of planning in Huron County for many years. However, there is an increasing need to recognize the complexity of issues and to consider the integration of all aspects of the natural environment. The concept of an ~~ecosystem~~ based approach is now seen as necessary to shape the health of the environment and foster bio-diversity. This approach draws attention to inter-relationships between natural systems, cumulative effects and human health.

In addition, traditional approaches to planning lead to regulation, which is an attempt to lessen undesirable impacts of development. While ~~occasionally~~ effective, regulation misses the positive opportunities associated with citizen interest and action. A community based approach to addressing ecosystem issues is needed to bring about positive change. The notion of “Think Globally, Act Locally” provides motivation.

Concern for the natural environment has been an important part of planning in Huron County for many years. However, there is an increasing need to recognize the complexity of issues and to consider the integration of all aspects of the natural environment. The concept of a **watershed** based approach is now seen as necessary to shape the health of the environment and foster bio-diversity. This approach draws attention to inter-relationships between natural systems, cumulative effects and human health.

In addition, traditional approaches to planning lead to regulation, which is an attempt to lessen undesirable impacts of development. While effective regulation misses the positive opportunities associated with citizen interest and action. A community based approach to addressing ecosystem issues is needed to bring about positive change. The notion of “Think Globally, Act Locally” provides motivation.

Growing environmental concerns are at the forefront of public opinion in Huron County, in Canada and around the World. Global climate change and issues related to air and water quality are examples of concerns that directly impact overall environmental health and require action.

6.1 Community Values	6.1 Community Values
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The community’s involvement identified the following values for the natural environment.

The community values a healthy environment including the quality of the water and air, and the diversity and visual beauty of the landscape. The community indicated their willingness to ~~clean-up~~ the environment in order to improve where they live.

Huron residents recognize that their quality of life is dependent on a healthy ecosystem. An ~~ecosystem~~ is inclusive including the air, water, soil, plants, animals, and humans. A healthy ~~ecosystem~~ requires that the integrity and function of the environment be maintained or restored. The stewardship of all aspects of a healthy ~~ecosystem~~ is a shared responsibility of all of the community.

The community’s involvement identified the following values for the natural environment.

The community values a healthy environment including the quality of the water and air, a diversity of native plants, wildlife and the beauty of natural landscapes. The community indicated their willingness to **protect and enhance** the environment in order to improve where they live.

Huron residents recognize that their quality of life is dependent on a healthy watershed. A **watershed** includes the air, **ground and surface** water, soil, plants, animals, and humans. A healthy **watershed** requires that the integrity and function of the environment be maintained or restored. The stewardship of all aspects of a healthy **watershed** is a shared responsibility of the entire community.

6.2 Community Directions	6.2 Community Directions
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<p>Extensive public consultation identified a number of key directions for natural environment policy.</p> <p>Ecosystem The goal of the community is to ensure that planning for the natural environment considers all components of an ecosystem. An ecosystem based approach is recommended.</p> <p>Community</p> <p>The pursuit of a healthy ecosystem should be community based and pro-active.</p> <p>Economy The goal of the community is to protect and enhance the health of the environment while pursuing economic opportunity.</p>	<p>Extensive public consultation identified a number of key directions for natural environment policy.</p> <p><u>Watersheds</u> The goal of the community is to ensure that planning for the natural environment considers all components of a watershed. A watershed based approach is recommended.</p> <p><u>Community</u> <i>The community is committed to the protection and enhancement of natural landscapes, the sustainable use of natural and biological resources, in addition to strategies and actions which increase forest cover, improve forest health and achieve water quality targets.</i></p> <p>The pursuit of a healthy environment must be community based and pro-active.</p> <p><u>Economy</u> The goal of the community is to protect and enhance the health and wellbeing of the environment while pursuing economic opportunity and recognizing the sustainability of our economic future is dependant upon environmental sustainability</p>
6.3 Community Policies and Actions	
<p>The community has established the following:</p> <p>ii) The County of Huron and all local municipalities will participate, assist in co-ordinating, and may contribute financially in watershed and subwatershed management studies in co-operation with provincial ministries, conservation authorities, adjacent municipalities in abutting counties, stakeholders and the community.</p>	<p>The community has established the following:</p> <ol style="list-style-type: none"> 1) <i>The County, in collaboration with the Province, Local Municipalities and the Conservation Authorities, will minimize adverse environmental impacts, including cross-jurisdictional and cross-watershed impacts, and to maintain, enhance and restore the natural environment.</i> 2) <i>The County, in consultation with stakeholders will develop a Natural Heritage Plan. The Natural Heritage Plan will identify natural heritage features, areas of local, regional and Provincial significance, and hazard lands. The Natural Heritage Plan may result in amendments to this plan.</i> 3) The County and all local municipalities will participate, assist in coordinating, and may contribute financially in watershed and sub-watershed management studies in co-operation with provincial ministries, conservation authorities, adjacent municipalities in abutting counties, stakeholders and the community.

v) The protection of natural areas will occur through the decisions of property owners, the community, and local plans. ~~A county-wide identification and evaluation of the natural environment including areas of local and provincial significance will build upon the present inventory (see Natural Environment Resource map). All natural heritage features and areas of provincial significance as identified in the Provincial Policy Statement, will be protected. Local municipalities will be encouraged to include policies in their local plans which protect natural areas or natural heritage features of local significance. Policies shall include considerations for the impact of development on the function of the ecosystem.~~

i) The integrity and function of the ecosystem will be protected, restored and enhanced. ~~Local official plans shall be amended, where appropriate, following completion of watershed management plans and local plan policies will ensure that relevant findings of the watershed management plans are implemented.~~ Water quality and quantity will be protected through watershed management (see Watershed Resource Map). The landscape will be maintained for maximum biodiversity, beauty, effect and its inherent value. Connections and linkages between natural features shall be maintained, promoted and improved.

iii) The stewardship of all aspects of a healthy ecosystem including

4) The protection **and enhancement** of natural areas **and features** will occur through the decisions of **residents**, property owners, **businesses**, the community, local **municipalities and conservation authorities**. Natural **areas and natural** heritage features will be protected (**see Natural Resource Map**).

Local municipalities will include policies in their plans which protect natural areas **and** natural heritage features of **provincial and regional** significance. Policies shall include considerations for the impact of development on the function of the ecosystem **and the ecological functions of adjacent lands**.

5) **Watersheds will be used as the ecologically meaningful scale of planning.**

6) The integrity and function of the ecosystem will be protected, restored and enhanced. Water quality and quantity will be protected **and restored** through watershed management (see Watershed Resource Map). The landscape **and its features** will be maintained **and enhanced** for maximum biodiversity, beauty and its inherent value.

a) The preservation of native plant and wildlife species is important to maintaining biodiversity and a healthy environment. The protection, expansion and enhancement of natural corridors, connections and linkages between natural features shall be maintained, promoted and improved.

b) The protection and improvement of sourcewater functions, drinking water supplies and the health of watercourses are critical to the long-term wellbeing of both residents and the environment.

c) Forest cover will be increased in appropriate locations.

d) Local Official Plans shall include policies to require environmental impact studies where development is proposed in natural features or on lands adjacent to natural features.

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

7) The stewardship of all aspects of a healthy ecosystem including

lakeshore, urban, natural, and agriculture areas will be a shared responsibility of all of the community. Education will be promoted for actions and decisions that support a healthy environment. Pollution prevention through education programs, such as proper maintenance and use of septic systems and wells, is encouraged.

~~iv) A county-wide citizens' Environmental Advisory Group with sectoral representation will be established to promote and monitor a healthy state of the environment. The County will assist in the preparation of a "state of the environment" report, with regular updates to provide information and the basis for action by community groups.~~

~~vi) Agriculture practices that sustain a productive land base and environmental health, and do not compromise the functioning of the ecosystem will be encouraged and promoted. A working group will be formed by the County to develop options for addressing manure management and its environmental effects.~~

~~vii) Local plan policies will ensure that development respects areas of natural hazards. Natural hazards include existing hazards such as flooding, erosion, unstable slopes, dynamic beaches; and potential hazards such as unstable soils and hazardous sites.~~

lakeshore, urban, natural, and agriculture areas will be a shared responsibility of all of the community. Education will be promoted for actions and decisions that support a healthy environment. Pollution prevention through education programs, such as proper maintenance and use of septic systems and wells, **and on-farm best management practices are** encouraged.

- 8) ***The efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality and protection of sourcewater will be promoted in collaboration with the Province, local Conservation Authorities and local Municipalities.***

Where development is proposed on private communal services, hydrogeologic studies are required to demonstrate no negative impacts on public health and the environment.

- 9) ***The County will seek input from multi-stakeholder advisory groups on environmental issues and work closely with agencies, local municipalities and the community to address issues raised.***

- 10) ***The County supports the Conservation Authorities preparing Watershed Report Cards evaluating progress on forest health and water quality targets as well as strategies which protect and enhance natural features.***

- 11) Agriculture practices that sustain a productive land base and environmental health, and do not compromise **or adversely effect** the functioning of the ecosystem will be encouraged and promoted.

- 12) Policies **in** Local Plans will ensure **that people and property are protected from natural and human made hazards.**

a) Natural hazards include existing hazards such as flooding **hazards**, erosion **hazards**, dynamic beach **hazards**, and potential hazards such as unstable soils, **steep slopes**, hazardous sites **and hazardous lands.**

b) Human made hazards include land affected by mine hazards, oil, gas, and salt hazards or former mineral mining operations, mineral aggregate operations or petroleum resource operations.

- 13) *Development shall be directed away from areas where conditions exist which pose a threat to public health and safety or property.*
- 14) *Sustainable forest management practices will be promoted and supported through the development and implementation of forest management plans. Such plans will maintain the long-term forest health, soil quality, and protect a diversity of wildlife habitats, forest types, water quality and ecological communities.*
- 15) *Development and site alteration shall not be permitted in fish habitat, except in accordance with Provincial and Federal requirements.*

7. SETTLEMENT PATTERNS

When the original County of Huron Official Plan was adopted in 1973 the County's population was 51,202. Nearly ~~twenty-five~~ years later the population has increased to 59,172. 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. 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.

In the agricultural industry there has been important growth in the size and intensity of farming operations. At the same time, there has been a desire of many to live within the County's rural area. This desire for a rural lifestyle has also had an impact on the lakeshore where there has been considerable development of seasonal and permanent residences and conversion of existing cottages for year round occupancy. This development, along with a better understanding of the relationship between water quality and rural development patterns points to the need for responsive environmental standards. The availability of proper and affordable servicing will continue to be a critical issue. Finally, many of our towns, villages and hamlets have, because of competition with larger urban centres, a changing role in the provision of commercial and industrial activity.

7.1 Community Values

7. SETTLEMENT PATTERNS

When the original County of Huron Official Plan was adopted in 1973 the County's population was 51,000. Nearly ~~thirty-five~~ years later the population has increased to **approximately 60,000**. **The population of Huron County will continue to slowly grow. Population projections, undertaken as part of this plan indicate a population of approximately 68,500 by 2031.** 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. 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.

In the agricultural industry there has been important growth in the size and intensity of farming operations. At the same time, there has been a desire of many to live within the County's rural area. This desire for a rural lifestyle has also had an impact on the lakeshore where there has been considerable development of seasonal and permanent residences and conversion of existing cottages for year round occupancy. This development, along with a better understanding of the relationship between water quality and rural development patterns points to the need for responsive environmental standards. The availability of proper and affordable servicing **and housing** will continue to be a critical issue, **combined with the efficient and effective use of urban lands**. Finally, many of our towns, villages and hamlets have, because of competition with larger urban centres, a changing role in the provision of commercial and industrial activity.

7.1 Community Values

The public identified two attributes that they most value about Huron County.

The community values friendly and safe neighbourhoods where family and friends live and work in a caring community with a rural lifestyle.

The community values a rural environment that has clean air, fresh water, and ample open space. At the centre of these two issues - neighbourhoods and a rural environment - is the pattern and form of settlements in the County. The continued health of these settlements - the rural countryside with its many farms, the towns, villages and hamlets, and the extensive development along the lakeshore, is an issue of County-wide significance.

7.2 Community Directions

Public consultation identified a number of key directions for settlements.

Strong, Healthy Urban Communities

The goal of the community is to support strong, ~~healthy urban~~ communities. This Plan provides an adequate land base and allows for continued growth within existing urban areas on full services ~~to~~ encourage the provision of employment and housing opportunities while preventing fringe or sprawl development.

Agriculture and a Strong Agricultural Industry

The goal of the community is to support agriculture and a strong agricultural industry. Agriculture makes a fundamental contribution to the economy of Huron County and the long-term ability of farmers to remain competitive must be protected. Agriculture ~~should~~ be supported, rural non-farm development limited and the wise stewardship of resources encouraged.

Protect and Enhance Lakeshore

The ~~lakeshore~~ is important because of the recreational, residential and tourism services it ~~offers~~. The goal is to protect, enhance and restore the quality of the lakeshore. Previous development has placed considerable stress on the lakeshore environment. This requires that future development ~~be responsive to the needs of~~ existing development and the environment.

Environmentally Sustainable Development

The public identified two attributes that they most value about Huron County.

The community values friendly and safe neighbourhoods where family and friends live and work in a caring community with a rural lifestyle.

The community values a rural environment that has clean air, fresh water, and ample open space. At the centre of these two issues - neighbourhoods and a rural environment - is the pattern and form of settlements in the County. The continued health of these settlements - the rural countryside with its many farms, the towns, villages and hamlets, and the extensive development along the lakeshore, is an issue of County-wide significance.

7.2 Community Directions

Public consultation identified a number of key directions for settlements.

Strong and Prosperous Communities

The goal of the community is to support strong, **prosperous** communities. 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.

Agriculture and a Strong Agricultural Industry

The goal of the community is to support agriculture and a strong agricultural industry. Agriculture makes a fundamental contribution to the economy of Huron County and the long-term ability of farmers to remain competitive must be protected. Agriculture **will** be supported, rural non-farm development limited and the wise stewardship of resources encouraged.

Protect and Enhance Lakeshore

The **Lake Huron shoreline** is important because of the recreational, residential, **ecological** and tourism services it **provides**. The goal of the community is to protect, enhance and restore the quality of the **shoreline and public access to Lake Huron**. Previous development has placed considerable stress on the lakeshore environment. This **stress** requires that future development **consider** existing development and **demonstrate environmental sensitivity. All development existing and proposed is encouraged to minimize negative impacts and improve the natural condition of lakeshore through stewardship and community partnerships.**

Environmentally Sensitive Development

The goal of the community is to ensure that all development and the servicing of rural and urban areas is based on principles of environmental sustainability and the protection of a healthy environment.

The goal of the community is to ensure that all development and the servicing of rural and urban areas is based on principles of environmental sustainability and the protection of **the** environment.

Liveable, Vibrant, Healthy Communities

The goal of the community is to maintain and practice high quality urban design, promotion of downtowns, pedestrian and cyclist oriented transportation, a healthy, active population, a variety of ages, and diverse ethnicities.

Energy Efficient Building and Neighbourhood Design

The goal of the community is to engage in and implement leading energy efficiency practices for building and neighbourhood design, construction, and function.

7.3 Community Policies and Actions

The community has established the following:

~~ii) The patterns of rural development are changing both with respect to agriculture and rural development. There is a focus on the enhancement of the agricultural community in rural areas. Those uses that directly support agriculture are encouraged to locate in agricultural areas, but should attempt to minimize their impact on the agricultural land base. Non-farm development will be generally directed to urban areas. Non-farm uses where allowed in agricultural areas must establish their need to locate in the rural area, be limited in nature, develop at rural densities and avoid prime agricultural areas.~~

7.3 Community Policies and Actions

The community has established the following:

Settlement Areas are built up areas where development is concentrated. Settlement Areas in Huron consist of existing Towns, Villages, Hamlets, Lakeshore Residential. The policies for Towns, Villages and Hamlets are divided into Primary Settlement Areas, Secondary Settlement Areas and Tertiary Settlement Areas (see Table 1 in Appendix).

Primary Settlement Areas

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 largest towns are fully serviced by municipal water and sewer and provide a broad range of employment opportunities and community uses (i.e. P1). The remaining fully serviced communities provide more limited opportunities for employment and community uses, and will accommodate a smaller proportion of growth than the five major towns (i.e. P2).

Secondary Settlement Areas

Secondary Settlement Areas include villages and hamlets with partial municipal services (sewer or water), 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.

Tertiary Settlement Areas

Tertiary Settlement 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. These communities are intended to provide narrow opportunities for growth, a limited variety of services, and employment opportunities that are in keeping with the rural setting and character of the community.

Lakeshore Residential Areas

Lakeshore Residential Areas are Settlement Areas which permit a mix of seasonal and permanent residential development. Limited growth is permitted in these areas however, unlike other settlement areas lakeshore residential areas are not intended to contain a full range of uses. Development will be limited to residential uses and will occur based on the availability of appropriate services.

Recreational Areas

Recreational Areas permit recreational activities such as trailer parks, campgrounds and golf courses as shown in Local Official Plans. These areas rely on recreational activity as the basis for development, do not contain a full range of uses, do not permit continuous year-round accommodation and are not Settlement Areas.

7.3.1 GROWTH ALLOCATION

- 1) *Settlement Areas will continue to be the focus of development activity in Huron County. Primary and Secondary Settlement Areas will provide increased opportunity for growth through intensification, redevelopment, and expansion where appropriate and in conformity with the Expansion of Settlement Areas section of this plan. Forecasted population growth at a municipal level is shown in Table 2 as an Appendix to this Plan.*
- 2) *Population growth will be directed according to settlement area type, based on the following targets:*

Settlement Area Type		Allocated Growth	
Primary Settlement Area	PI	75%	65%
	PII	25%	
Secondary Settlement Area		15%	
Tertiary Settlement Area		12%	
Lakeshore Residential Area		8%	

See Table 1 in Appendix for greater detail.

7.3.2 HOUSING and INTENSIFICATION

- 1) *Market pressures and changing demographics are altering the form of housing types and the density of residential*

issues related to accessibility, mental health and low income, communities will:

- a. Encourage mixed use development;*
- b. Contain an increase in overall density; and*
- c. Provide flexible forms of housing.*

- 2) *Measures will be contained in Local Plans to encourage more compact forms and densities that are affordable to low and moderate income households.***
- 3) *Large scale residential development and redevelopment will be required to locate where social, health and other services are available.***
- 4) *The following targets are established to achieve affordability in Huron County:***
 - a) 30% of total residential development in the County will be affordable for low and moderate income households.*
 - b) 30% of total residential development within Primary Settlement Areas will be medium and high density.*
 - c) Primary Settlement Areas will be the preferred location for affordable housing due to the availability of services, employment opportunities and recognized community need.*
- 5) *In Towns, Villages and Hamlets, the efficient use of land and services is encouraged through increased intensification. Intensification includes: redevelopment, infilling, and expansion or conversion of existing buildings. Intensification targets are established:***
 - 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) Tertiary Settlement Area and Lakeshore Residential Area densities and intensification opportunities will be based on the provision of adequate servicing.*

7.3.3 EXPANSION of SETTLEMENT AREAS

1) The towns, villages and numerous hamlets (as generally shown on the

i) The towns, villages and numerous hamlets (as generally shown on the

Settlement Patterns Resource map) will continue to provide opportunities for new residential, commercial and industrial development. ~~Expansion of these urban areas will be based on a review of the policies of the local plan which shall include the availability of public water and sewer and a demonstrated need for the urban use and the prevention of fringe or sprawl development patterns. In urban areas without full services, development will focus on lots large enough to support private or communal services.~~

iv) Development in all areas will occur in an environmentally sustainable sound manner, will have access to a range of municipal services common to the area and not put pressure on rural communities to provide additional services. ~~Most future urban development will occur on full services and locate within urban settlement areas. Rural development will occur at rural densities that are in harmony with the surrounding community and area.~~

Settlement Patterns Resource map) will continue to provide opportunities for new residential, **community facility**, commercial and industrial development; **redevelopment and the rehabilitation of brownfield sites**.

- 2) **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:**
- a) **Justify the need for expansion, including demonstration that sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas;**
 - b) **Demonstrate that the proposed expansion is in the most suitable location and there are no reasonable alternative locations which avoid prime agricultural lands;**
 - c) **Describe the planned or available infrastructure and public service facilities suitable for the proposed development which protect public health and safety;**
 - d) **Demonstrate that the impacts of development on the natural environment will be minimized; and**
 - e) **Provide other studies as required to support the proposed development as required by the County and local municipalities.**

7.3.4 **SERVICING**

- 1) Development in all **Settlement Areas** will occur in an environmentally sustainable manner, will have access to an appropriate range of municipal services, and not place pressure on rural communities to provide additional services.
- 2) **Growth and development will primarily be directed to Settlement Areas with municipal full services.**
- 3) **Existing infrastructure will be optimized wherever feasible before new infrastructure is installed or expanded.**
- 4) **Phasing of development in Settlement Areas shall be determined by the availability and location of services, and is subject to the policies of the Local Official Plans.**

ii) The Huron lakeshore is an established seasonal residential community that is valued because of its proximity to Lake Huron, the quality of existing development, and the quality recreational experience. Development in this area must respect these attributes and develop subject to the provision of adequate services and demonstrate environmental sustainability.

5) ***Development in and adjacent to 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 supported by policy 7.3.3.2 of this plan.***

6) ***Where full municipal services are not available or cannot be provided, a servicing option strategy is required to identify the preferred servicing approach.***

7.3.5 LAKESHORE RESIDENTIAL AREA

1) The Lakeshore ***Residential Area includes a mixture of seasonal and year-round*** residential communities that ***are*** valued because of the proximity to Lake Huron, the quality of existing development, and the quality recreational experience. Development in this area must respect these attributes, demonstrate environmental ***sensitivity, and develop subject to the provision of adequate services in accordance with local official plans.***

2) ***Development in Lakeshore Residential Areas will be limited to residential uses.***

3) ***Infilling and rounding out may be permitted subject to appropriate location and servicing. New developments will be limited to 5 or fewer lots or units where private on-site water and sewage are to be used.***

4) ***Lakeshore Residential Area development adjacent to existing fully or partially serviced Settlement Areas will be contiguous and connected to municipal water and/or sewer services.***

5) ***Expansion of the Lakeshore Residential Area shall only be considered subject to a supportive comprehensive review in accordance with policy 7.3.3.2, and in accordance with the Agricultural, Natural Environment and servicing policies of this plan.***

6) ***Public access to the Lake Huron shoreline will be preserved and will be required in new developments.***

7.3.6 INDUSTRIAL and COMMERCIAL

vi) Major facilities such as airports, transportation corridors, waste facilities, industries and aggregate activities will be designed and buffered to prevent adverse effects on sensitive land uses such as residential areas, and education and health facilities.

- 1) **Towns, villages and hamlets provide the greatest opportunity for industrial and commercial employment. New development will locate in these areas, particularly those with full municipal water and sewer services.**
- 2) **Employment Areas include only industrial lands, and will be protected for industrial purposes. Consideration for the conversion of industrial land to non-industrial land will require a supportive Comprehensive Review to determine if the conversion is necessary, and demonstrates 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.**

A Comprehensive Review for the conversion of Employment Areas to non-employment uses must provide:

- 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**
- b) **Demonstration that the proposed use is in the most suitable location and there are no reasonable alternative locations**
- 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**
- h) **Consideration of cross-jurisdictional issues**
- i) **Other studies as required to support the proposed development as required by the County and local municipality.**

- 3) **Facilities such as airports, transportation corridors, waste facilities, and industries will be designed and buffered to prevent adverse effects on **or from** sensitive land uses such as residential areas, and education, community and health facilities.**

7.3.7 HERITAGE

- 1) **Natural, built and cultural heritage resources will be identified, protected and promoted.**

v) Contaminated sites will be ~~restored~~ to remove any adverse effects prior to any activity on the site associated with the proposed use.

2) *Development and redevelopment will complement small town scale, character and historic streetscapes.*

7.3.8 ACCESSIBILITY

1) *All development and redevelopment will be accessible and prevent land use barriers which restrict persons with disabilities from full participation in society in accordance with provincial legislation.*

2) *In cooperation with the County, local municipalities will prepare and implement Accessibility Guidelines to promote universal access where appropriate for all forms of development.*

7.3.9 CLEAN AIR, WATER, SOIL

1) *Development design will incorporate a variety of alternative modes of transportation (e.g. walking and cycling) and will consider energy efficiency and air quality with respect to building design and transportation.*

2) *Community energy planning is encouraged and may be pursued by local municipalities to assess future energy needs and options.*

3) *Development and redevelopment will be encouraged to consider energy efficient construction techniques and incorporate energy efficient design principles and materials (e.g. LEED and EnergyStar).*

4) *Prior to new development or redevelopment, contaminated sites will be **restored and remediated** to remove **or address** any adverse effects.*

5) *All development will protect surface water and ground water, and will incorporate water pollution control and water conservation measures. Drinking water source protection plans for each source protection area watershed will identify and protect drinking water from land use activities that pose a threat to municipal drinking water supplies.*

6) *The County will support and encourage the necessary measures and activities to reduce pollution and improve the quality of the water in Lake Huron.*

OFFICIAL PLAN

The values, directions and policies have been developed by groups and individuals with an interest in the future of the County of Huron. It is anticipated that the implementation of this plan will occur through various means:

- The day-to-day decisions and actions of thousands of individuals is the primary means by which the goals and actions identified within this plan will be achieved. This is consistent with the community based approach used in developing this plan. The plan reflects the concerted efforts of Huron residents to chart their future and identify numerous actions to achieve these goals.
- Huron County is fortunate to have many active community groups who played an important role in the development of this plan. They have provided input, direction and suggested actions to the various issues. It is anticipated that existing and new community groups will serve as advisory groups to assist with the implementation of this plan. This plan supports the continued efforts of the community and advisory groups to work for the betterment of Huron County.
- Local municipalities ~~can~~ support the community's goals with the development of local plans and by-laws that implement many of the suggested policies and actions. Local municipalities will update their ~~local~~ plans using a community based approach.
- This plan is the ~~new~~ Official Plan for the County of Huron. It will guide County policy and actions and will help to build partnerships with local municipalities and the community in the development of local plans. Local communities will use these general guidelines to review and update their existing plans in order that they conform with the County Official Plan. Existing ~~secondary plans or~~ local official plans will stay in force until a new local plan is passed under the new County of Huron Official Plan. The County will be the approval ~~agency~~ for local plans.

9.0 CONCLUSION

The County Official Plan represents a concerted effort by the residents of Huron County to chart their future. Huron County residents have been involved in a number of ~~ways throughout the review~~ completing community action kits and participating in a number of focus groups, workshops, public meetings, ~~and discussions within their interest groups~~. Huron County

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The values, directions and policies have been developed by groups and individuals with an interest in the future of the County of Huron. It is anticipated that the implementation of this plan will occur through various means:

- The day-to-day decisions and actions of thousands of individuals is the primary means by which the goals and actions identified within this plan will be achieved. This is consistent with the community based approach used in developing this plan. The plan reflects the concerted efforts of Huron residents to chart their future and identify numerous actions to achieve these goals.
- Huron County is fortunate to have many active community groups who played an important role in the development of this plan. They have provided input, direction and suggested actions to the various issues. It is anticipated that existing and new community groups will serve as advisory groups to assist with the implementation of this plan. This plan supports the continued efforts of the community and advisory groups to work for the betterment of Huron County.
- Local municipalities **will** support the community's goals with the development of Local **Official** Plans and by-laws that implement many of the suggested policies and actions. Local municipalities will update their **Official** Plans using a community based approach **and consider cross jurisdictional issues. When dealing with planning matters within local municipalities, or which cross lower tier municipal boundaries a coordinated, integrated and comprehensive approach will be used.**

This is the Official Plan for the County of Huron. It will guide County policy and actions and will help to build partnerships with local municipalities and the community in the development of Local **Official** Plans. Local communities will use these general guidelines to review and update their existing plans in order that they conform with the County Official Plan. Existing official plans will stay in force until a new local plan is passed under the new County of Huron Official Plan. The County will be the approval **authority** for **all** Local **Official** Plans.

9.0 CONCLUSION

The County Official Plan represents a concerted effort by the residents of Huron County to chart their future. Huron County residents have been involved in a number of ways **in the development and refinement of this plan including:** completing community action kits and participating in a number of focus groups, workshops, public meetings, **and sustainability exercises and**

residents have said what they like and dislike about their community, what they see for the future of their community, and have indicated appropriate actions to achieve their vision for their community.

This is not a static document or statement but it will be revisited, monitored and evaluated on a periodic basis to ensure that it continues to reflect the needs and aspirations of the residents of Huron County. The participation of the community has been very important to the development of this official plan. ~~Because of the level and quality of the participation and the approach taken in the review process, this official plan is very different from the norm or plans of the past. Reflecting on the changes affecting our communities today and the desire for increased citizen empowerment, it is appropriate. Continue to participate and be involved.~~

discussions. Huron County residents have said what they like and dislike about their community, what they see for the future of their community, and have indicated appropriate actions to achieve their vision for their community.

This is not a static document or statement but it will be revisited, monitored and evaluated on a periodic basis to ensure that it continues to reflect the needs and aspirations of the residents of Huron County. The participation of the community has been very important to the development of this official plan. ***This level and quality of public participation has resulted in an approach and format which is very different from the traditional approach.*** Reflecting on the changes and challenges affecting our communities today and the desire for increased citizen empowerment, ***this plan is*** appropriate.

APPENDIX

Table1: Settlement Area Type Classification

Primary Settlement Areas <i>(full services)</i>		Secondary Settlement Areas <i>(partial services)</i>	Tertiary Settlement Areas <i>(private services)</i>		
PI	PII				
Goderich Exeter Clinton Seaforth Wingham	Bayfield Blyth Brussels Centralia Crediton Vanastra Hensall Zurich North of Grand Bend	Brucefield Harpurhey Egmondville Benmiller Dungannon Lowertown Saltford St. Joseph Dashwood Belgrave South of Clinton	Fordwich Gorrie Wroxeter Lakelet Dashwood Hutton Heights Varna Greenway Corbet Mount Carmel Shipka Woodham Kirkton Elimville St. Columban	Nile Kingsbridge Belfast Lochalsh St. Helens Whitechurch Amberley Port Albert Auburn S. of Lucknow Belmore Bluevale Cranbrook Dublin Londesborough	Kippen Winthrop Kinburn Blake Walton Henfryn Ethel Molesworth Junctionville Harpurhey N. of Bayfield S. of Goderich VLA Graham Survey Holmesville

Table2: Population Projections (2006 – 2031)

Municipality	1996	2001	2006	Proportion of Huron County Population 2006	Projection Period					Projected Population Increase	Increase as a Proportion of Huron County	% Population Increase 2006 - 2031
					2011	2016	2021	2026	2031			
Goderich	7553	7604	7563	12.7%	7917	8108	8325	8554	8733	1170	12.7%	15.5%
Morris-Turnberry	3504	3499	3403	5.8%	3562	3648	3746	3849	3929	526	5.7%	15.5%
ACW	5477	5411	5409	9.1%	5662	5799	5954	6118	6246	837	9.1%	15.5%
North Huron	5099	4984	5015	8.4%	5250	5376	5520	5672	5791	776	8.5%	15.5%
Howick	3685	3779	3882	6.3%	4064	4162	4273	4391	4482	600	6.5%	15.5%
Huron East	9937	9680	9310	16.1%	9745	9981	10248	10530	10750	1440	15.7%	15.5%
Central Huron	7862	7860	7641	13.0%	7998	8192	8411	8642	8823	1182	12.9%	15.5%
Bluewater	6874	6919	7120	11.7%	7453	7633	7837	8053	8221	1101	12.0%	15.5%
South Huron	10229	10019	9982	16.9%	10449	10701	10987	11290	11526	1544	16.8%	15.5%
Huron County	60220	59701	59325	100%	62100	63600	65300	67100	68500	9175	100%	15.5%

Table 3: Employment Projections (2006 – 2031)

Municipality	2001	2006	Employment Change 1996 - 2006	2006 Activity Rate	Projection Period					Projected Employment Increase	Increase as a Proportion of Huron County	% Employment Increase 2006 - 2031
					2011	2016	2021	2026	2031			
Goderich	3835	3705	-3.4%	49.0%	3878	3972	4078	4191	4278	573	11.7%	15.5%
Morris-Turnberry	1945	1910	-1.8%	56.1%	1999	2048	2102	2160	2205	295	6.0%	15.5%
ACW	2770	2835	2.3%	52.4%	2968	3039	3121	3207	3273	438	8.9%	15.5%
North Huron	2715	2840	4.6%	56.6%	2973	3045	3126	3212	3279	439	8.9%	15.5%
Howick	1900	2040	7.4%	52.6%	2135	2187	2245	2307	2355	315	6.4%	15.5%
Huron East	5180	5185	0.1%	55.7%	5428	5559	5707	5865	5987	802	16.3%	15.5%
Central Huron	4195	4210	0.4%	55.1%	4407	4513	4634	4762	4861	651	13.2%	15.5%
Bluewater	3645	3860	5.9%	54.2%	4041	4138	4249	4366	4457	597	12.1%	15.5%
South Huron	5270	5180	-1.7%	51.9%	5422	5553	5702	5859	5981	801	16.3%	15.5%
Huron County	31445	31775	1.0%	53.6%	33261	34065	34975	35939	36689	4914	100%	15.5%

* Employment figures were provided by Statistics Canada and include experienced labour force 15 years and over for each respective municipality.

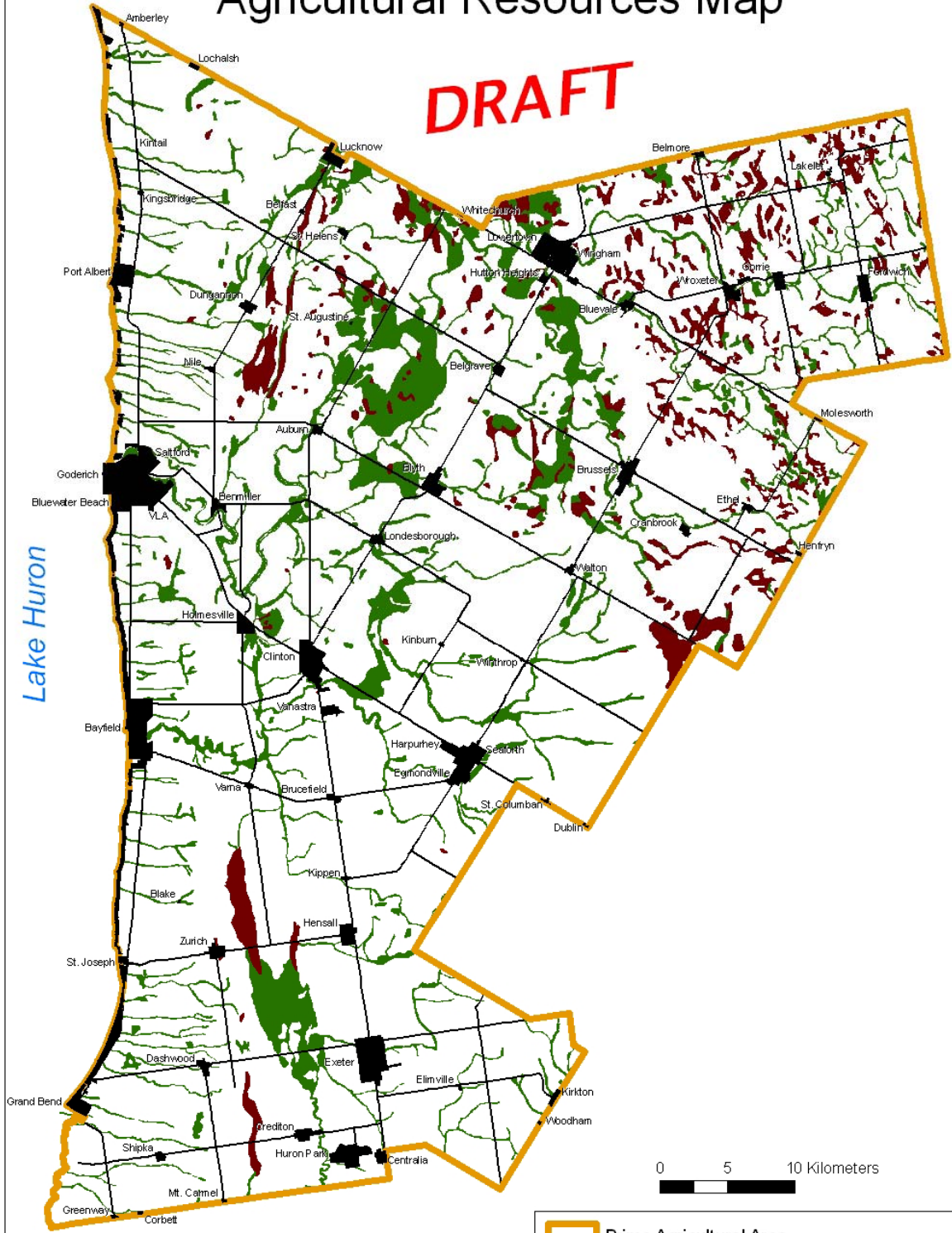
Table 4: Household Projections (2006 – 2031)

Municipality	2001	2006	Average Persons Per Household	Projection Period					Projected Household Increase	Increase as a Proportion of Huron County	% Household Increase 2006 - 2031
				2011	2016	2021	2026	2031			
Goderich	3306	3288	2.3	3442	3525	3619	3719	3797	509	14.4%	15.5%
Morris-Turnberry	1250	1215	2.8	1272	1303	1338	1375	1403	188	5.3%	15.5%
ACW	2004	2003	2.7	2097	2148	2205	2266	2313	310	8.8%	15.5%
North Huron	1994	2006	2.5	2100	2151	2208	2269	2316	310	8.8%	15.5%
Howick	1181	1213	3.2	1270	1301	1335	1372	1401	188	5.3%	15.5%
Huron East	3585	3448	2.7	3609	3697	3795	3900	3981	533	15.1%	15.5%
Central Huron	3023	2939	2.6	3076	3151	3235	3324	3393	454	12.9%	15.5%
Bluewater	2563	2637	2.7	2760	2827	2903	2983	3045	408	11.6%	15.5%
South Huron	4008	3993	2.5	4180	4281	4395	4516	4610	617	17.5%	15.5%
Huron County	22962	22817	2.6	23885	24462	25115	25808	26346	3529	100%	15.5%

Huron County Official Plan Agricultural Resources Map



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- Prime Agricultural Area
- Prime Agricultural Lands (Class 1 - 3)
- Non - Prime Agricultural Lands (Class 4 - 6)
- Organic
- Provincial Highways or County Roads

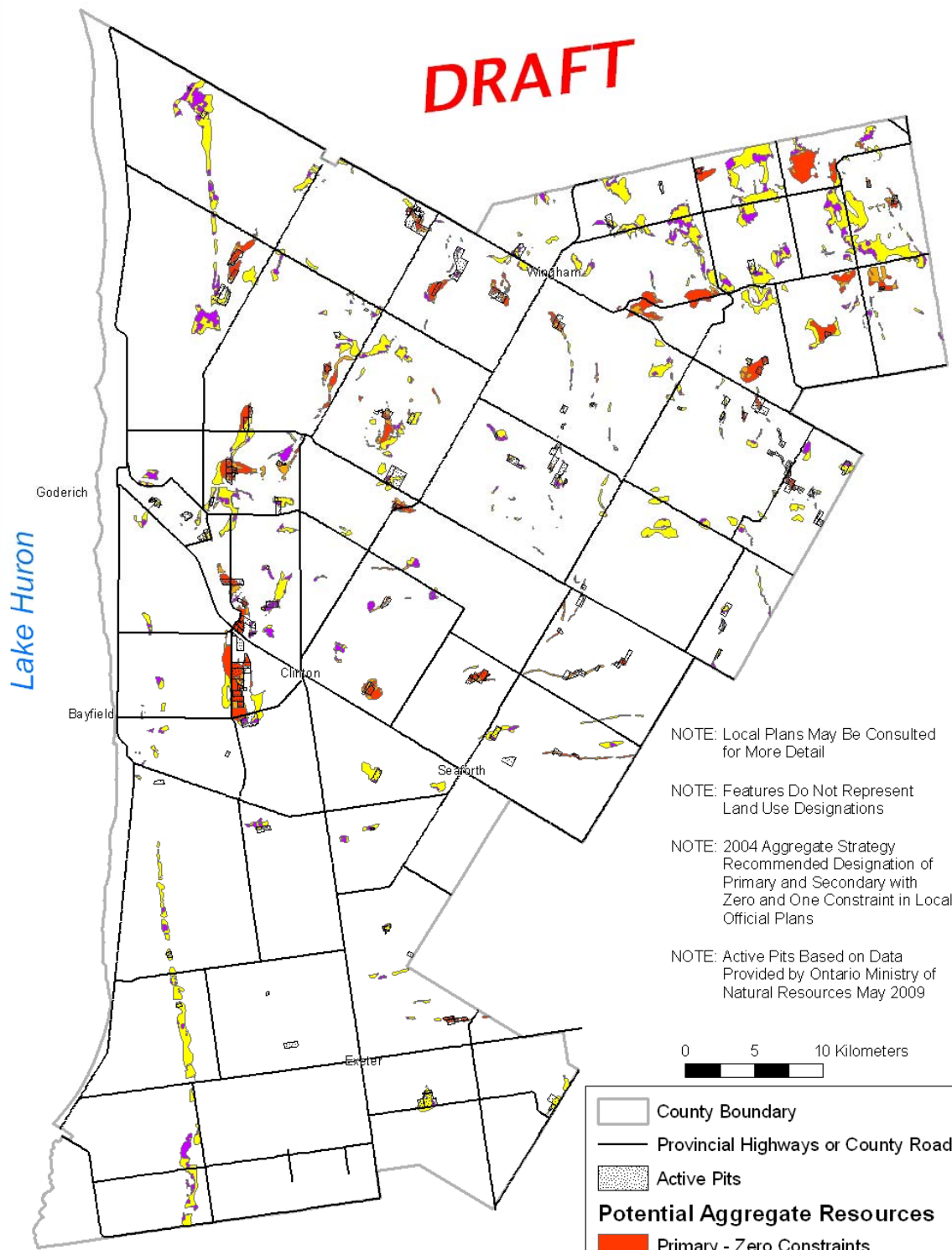


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Huron County Official Plan Extractive Resources Map



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NOTE: Local Plans May Be Consulted for More Detail

NOTE: Features Do Not Represent Land Use Designations

NOTE: 2004 Aggregate Strategy Recommended Designation of Primary and Secondary with Zero and One Constraint in Local Official Plans

NOTE: Active Pits Based on Data Provided by Ontario Ministry of Natural Resources May 2009



	County Boundary
	Provincial Highways or County Roads
	Active Pits
Potential Aggregate Resources	
	Primary - Zero Constraints
	Primary - 1 Constraint
	Secondary - Zero Constraints
	Secondary - 1 Constraint

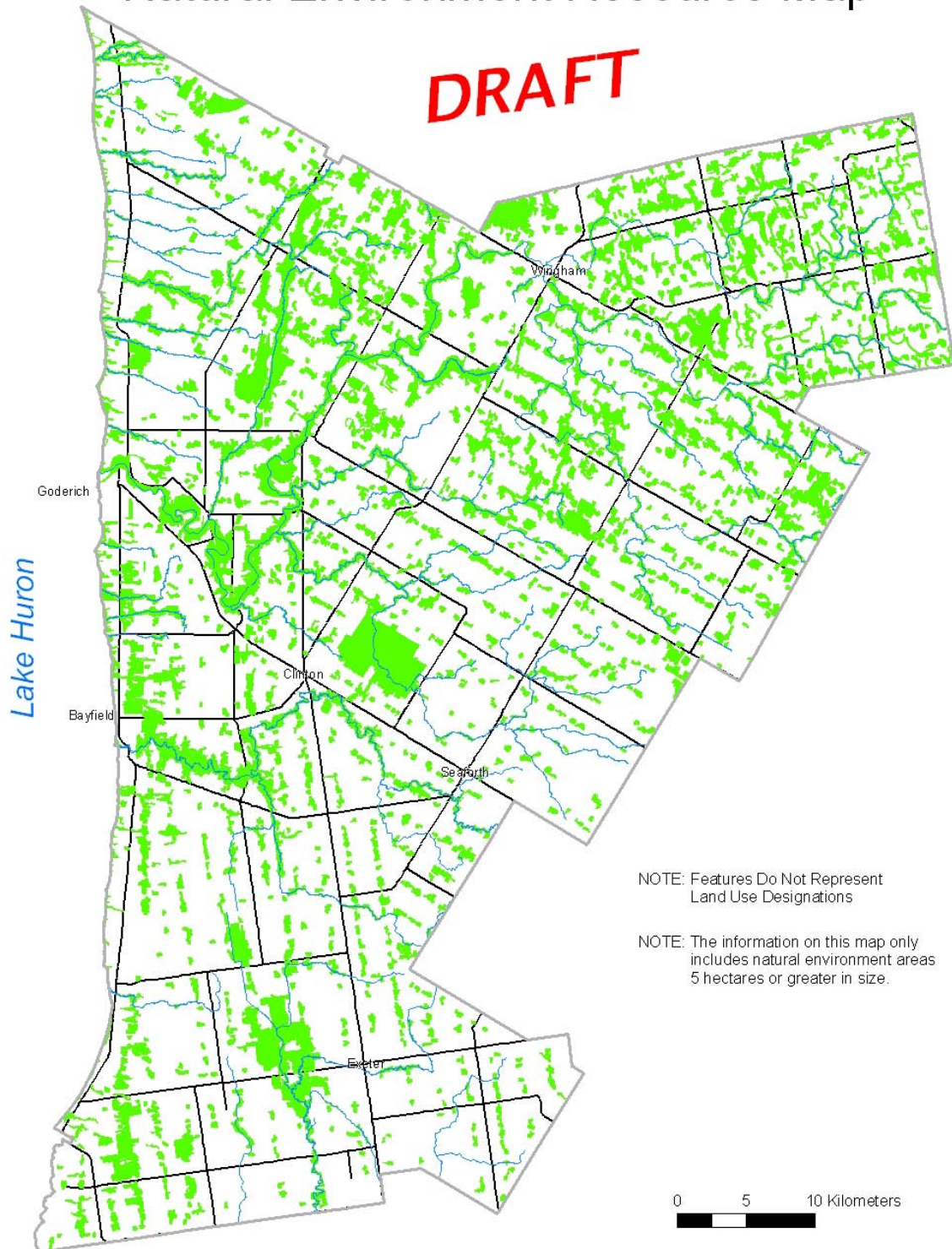


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Huron County Official Plan Natural Environment Resource Map







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NOTE: Features Do Not Represent Land Use Designations

NOTE: The information on this map only includes natural environment areas 5 hectares or greater in size.



-  County Boundary
-  Major Watercourses
-  Natural Environment
-  Provincial Highways or County Roads

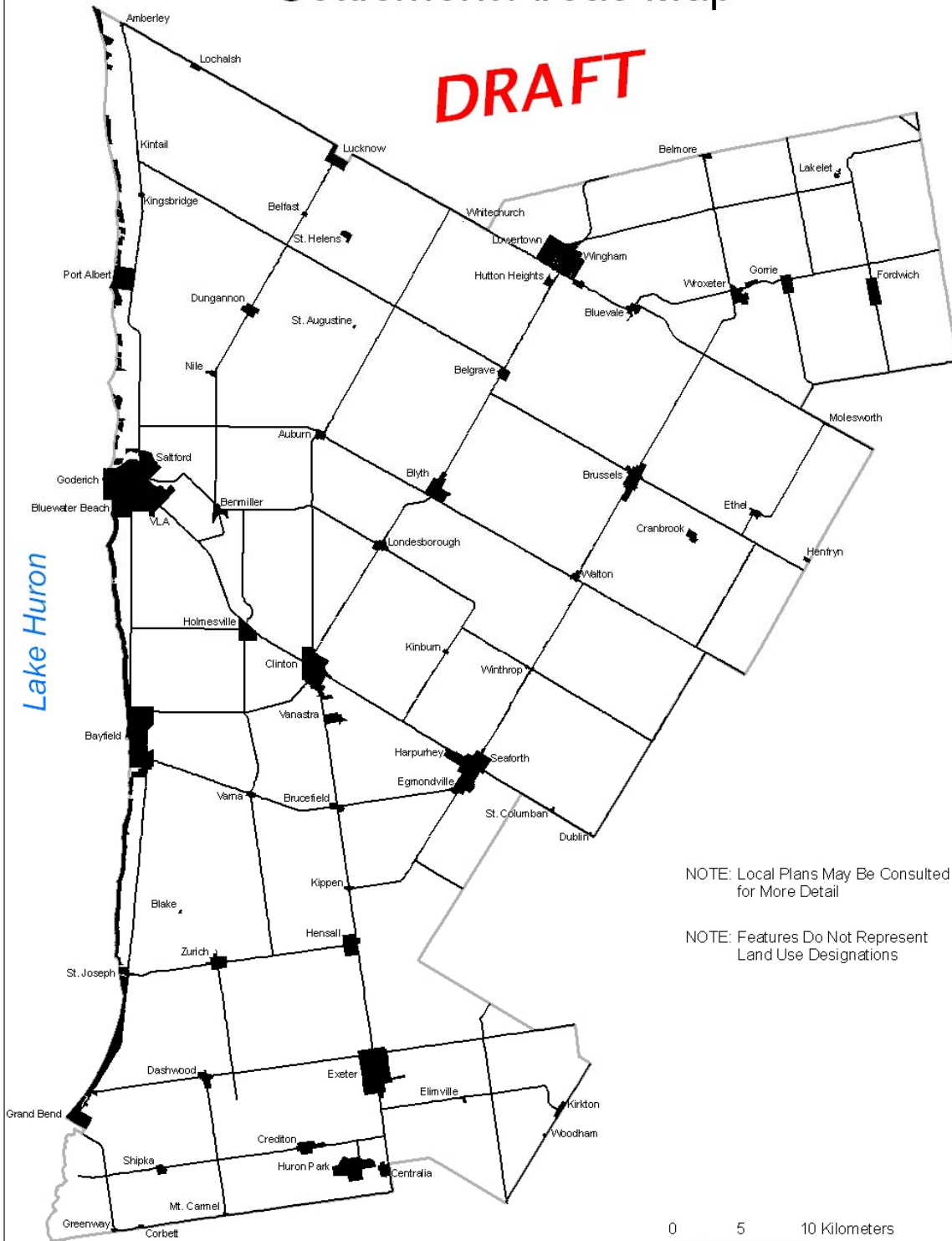


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Huron County Official Plan Settlement Areas Map






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NOTE: Local Plans May Be Consulted for More Detail

NOTE: Features Do Not Represent Land Use Designations

0 5 10 Kilometers

-  Provincial Highways or County Roads
-  Settlement Areas
-  County Boundary

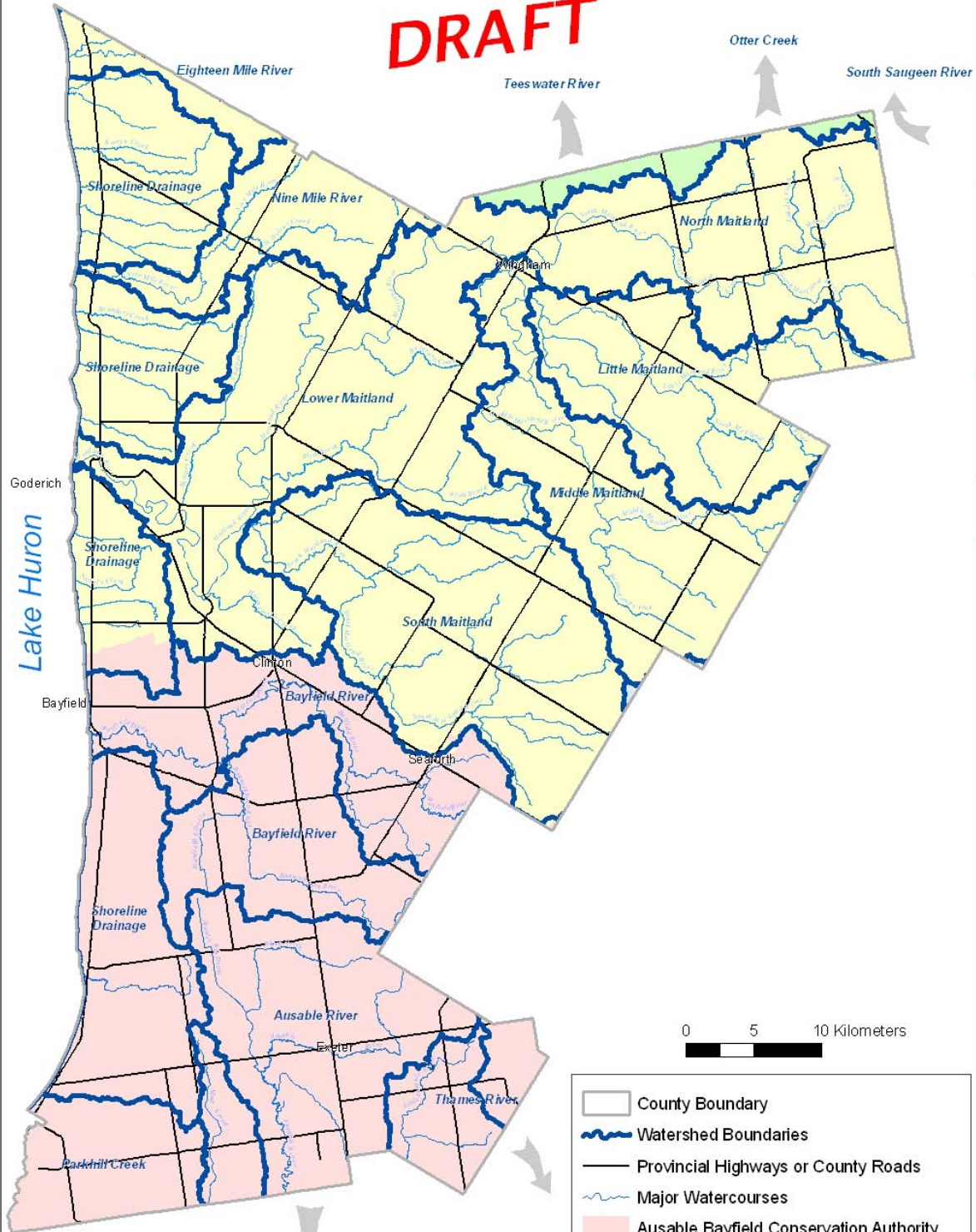


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Huron County Official Plan Watershed Resources Map



DRAFT



0 5 10 Kilometers

- County Boundary
- Watershed Boundaries
- Provincial Highways or County Roads
- Major Watercourses
- Ausable Bayfield Conservation Authority
- Maitland Valley Conservation Authority
- Saugeen Valley Conservation Authority
- Upper Thames River Conservation Authority
- General Direction of Flow



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