

DECISION
With Respect to Official Plan Amendment No. 5
to the Official Plan for the County of Huron
Section 17(34) and Section 26 of the Planning Act

I hereby approve, as modified, all of Amendment No. 5 to the County of Huron Official Plan adopted by By-Law No. 2021-027 as follows:

1. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 1 delete the word “guidelines” and replace it with “guidance” in the last sentence of the third paragraph.

2. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 1.2 add the words “and are consistent with the Provincial Policy Statement” at the end of the first sentence in the fourth paragraph.

3. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(1) add the sentence at the end of the policy “Local official plans shall ensure prime agricultural areas are appropriately designated, in accordance with the description of these areas provided for in this policy”.

4. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(5) add the words “and lands” after the word “operations” at the end of the first sentence in the last paragraph.

5. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(7)(b)(1) delete the words “a” between “on” and “lower” and “class” between “lower” and “where” and replace them with the words “priority agricultural land”.

6. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(7)(b)(2) delete the words “to barns on neighbouring farms”.

7. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(9)(e) delete the phrase “if barn(s) exist on the retained farmlands. MDS does not apply to existing barns on separately titled lots”.

8. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(17) add the word “residential” between “small” and “lots” and between “primary” and “use”.

9. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 2.3(19) delete the phrase “one Additional Residential Unit in the main dwelling or in an accessory building” and replace it with “the use of two residential units in a detached house, semi-detached house or rowhouse; and (b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse”.

10. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 5.2:

a) Under “Protection” delete the words “mineral aggregate deposits and petroleum resources” in the first sentence and replace them with “mineral, mineral aggregate and petroleum resources”.

b) Under “Compatibility” delete the words “mineral aggregate operations and petroleum operations” in the first sentence between the words “including” and “to” and replace them with “mineral, mineral aggregate and petroleum operations”.

11. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 5.3(2) delete the phrase “mineral aggregate resources (minerals and petroleum resources)” at the beginning of the first sentence and replace with “minerals, mineral aggregates and petroleum resources”.

12. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 5.3(12) delete the policy “Commercial scale water taking for human consumption is considered a land use and may be permitted in extractive and agricultural areas, subject to Section 2.3(4)(d). Local municipalities may establish policies in their Official Plan pertaining to commercial scale water taking for human consumption” and replace it with “Commercial scale water taking for human consumption is considered a land use and may be permitted in extractive and agricultural areas, subject to the Section 2 Agriculture and Section 5 Extractive Resources policies of this plan. All water taking, including commercial scale water taking for human consumption, is governed by s.34 of the *Ontario Water Resources Act*. Local municipalities may establish policies in their official plan pertaining to commercial scale water taking for human consumption. Policies that local municipalities establish in their official plans pertaining to commercial scale water taking for human consumption shall refer to the requirements of the *Ontario Water Resources Act*”.

13. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 6.3(16) add a new sub-point as follows:

(c) Local official plans shall designate hazardous lands and sites in accordance with this policy.

14. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 7.3.3(2)(a) delete the word “expansion” between the words “for” and “including” and replace it with the phrase “a new Settlement Area or the expansion of a settlement area boundary...”

15. **Part B to By-law No. 2021-027**, is modified as follows:

In policy 7.3.9(5) delete the last two sentences and replace them with “This map will be updated based on the information provided by the Source Protection Authorities following the procedures for official plan amendments established in the Planning Act. In the interim, planning decisions will be based on the most up to date information available”.

16. **Part B to By-law No. 2021-027**, is modified as follows:

The third sentence in the last paragraph in Section 8 Implementation, the words “general guidelines” between “these” and “to” are deleted and replaced with the word “policies”.

17. **Part B to By-law No. 2021-027**, is modified as follows:

Source Water Protection Areas Map dated September 9, 2019 is deleted and replaced with the revised Source Water Protection Areas Map dated July 29, 2021 attached in Appendix 1.

Dated at Toronto this 4th day of October, 2021.



Hannah Evans
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing