AMENDMENT No. 9
TO THE MORRIS-TURNBERRY
OFFICIAL PLAN

STATEMENT OF COMPONENTS

PART A
Part A is the preamble to Amendment #9 to the Morris-Turnberry Official Plan, and does not constitute part of this amendment. It provides general introductory information on the purpose and location of the amendment.

PART B
Part B consisting of the following map (Schedule 'B' Lowertown) constitutes Amendment #9 to the Morris-Turnberry Official Plan. Part 'B' contains the land use designations which apply to the amended site.

PART C
Part C is the appendix and does not constitute part of this amendment but provides explanatory material to assist in interpreting the amendment.
Part A: Preamble

Purpose and Effect:
The lands subject to these amendments include; Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St. (The “Canadian Crane Property”).

The amendments recognize the long term use of the property as industrial and allow for the construction of an additional storage bay and driving sheds. The main access to the property is proposed switch from Potter St to a reopened lane to Helena St at the south end of the property.

The property is proposed to be redesignated in the Morris-Turnberry Official Plan from Residential and Floodway to Industrial and Flood Fringe. The redesignation from floodway to flood fringe reflects the latest flood risk mapping from the Maitland Valley Conservation Authority.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from FW-1 (Floodway-Special Provisions), FW-2 (Floodway-Special Provisions) and VR1 (Village Residential) to VM1 (Village Industrial) and Flood Fringe (FF).
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW No. 104-2017

A BY-LAW TO ADOPT AMENDMENT No. 9

TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF MORRIS-TURNBERRY

WHEREAS The Planning Act, R.S.O. 1990, as amended, Chapter P. 13, Section 17 (22), provides for adoption of an amendment to an official plan;

AND WHEREAS in accordance with Section 17(15) and Regulation 543/06, a Public Meeting was held with respect to Amendment #9;

NOW THEREFORE, the Council of The Corporation of the Municipality of Morris-Turnberry in accordance with the provisions of section 17(22) of The Planning Act, enacts as follows:

THAT Amendment # 9 to the Official Plan of the Municipality of Morris-Turnberry, constituting the attached Schedule ‘B’ Lowertown, is hereby adopted.

THAT the Clerk is authorized to forward Amendment No. 9 to the County of Huron as required by Section 17(31) and to provide such notice as required by section 17(23) of the Planning Act.

THAT this By-law shall come into force on the day of passing thereof and this amendment comes into effect as an official plan when approved in accordance with Section 17 of the Planning Act.

READ A FIRST TIME ON THE 21st DAY OF November, 2017
READ A SECOND TIME ON THE 21st DAY OF November, 2017
READ A THIRD TIME AND PASSED THIS 21st DAY OF November, 2017

Paul Gowing – Mayor

Nancy Michie – Administrator-Clerk Treasurer
Property to which this amendment applies

Municipality of Morris-Turnberry
Schedule A
Location Map

Belmore

MORRIS

Adjacent to Brussels

Turnberry

Location Map

Meters

1:120,000
Designation change from Residential to Industrial and Flood Fringe Overlay
Part C: APPENDIX
This appendix is for information purposes only and is not part of the amendment.

OPA 9 to the Morris-Turnberry Official Plan recognizes the long term industrial use of the subject property described as: Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St.

The following information has been provided to support the application for Official Plan and Zoning By-law amendments:

- Three site plans including:
  - An Overall Site Plan Concept (September 5th, 2017), Proposed Fourth Service Bay Concept Plan (October 2017), Revised Site Plan (waiting to receive)
  - Topographic Site Sketch prepared by D. Culbert, (December 4, 2012)
  - Flood Risk Mapping provided by the Maitland Valley Conservation Authority (October 10, 2017)
  - Stage 1-2 Archeological Assessment for the Wingham Industrial Lands Study
  - Ministry of Environment and Climate Change Guideline D-6 Noise Study, GHD, May 12, 2016
  - E-mail correspondence from Maitland Valley Conservation Authority