MUNICIPALITY OF MORRIS-TURNBERRY
COUNCIL CHAMBERS
41342 Morris Road
Tuesday May 9th 2017 7:30 pm

Agenda for the Special Council Meeting

Public Notice - Published in the Wingham Advance and Citizen Newspaper – April 26, 2017
Posted on the Website – April 20th, 2017
Agenda placement on the counter – May 5th, 2017
Notice placed on the front door – April 20th, 2017

1) Call to order:

Council in Attendance:
Paul Gowing, Mayor
Jamie Heffer  Councillor
Dorothy Kelly  Councillor
Jim Nelemans  Councillor
John Smuck  Councillor
Sharen Zinn  Councillor

Purpose: Special meeting authorized by Motion No. 207-2017 of Council to:

- give consideration to the Planning applications for Britespan Building Systems Inc.; and
- give consideration to the Cross Border Servicing By-law, to include the Britespan property; and
- receive updates on the Official Plan 5 year review.

2) Agenda:

Adoption of Agenda:
Moved by Seconded by
"That the agenda for the meeting of May 9th 2017 be adopted as circulated or amended."
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
3) **Declaration of Pecuniary Interest:**
   Does any member wish to declare a pecuniary interest?
   ◆ State interest and nature

4) **Business:**

1) **Planning:**
   7:40 pm
   Susanna Reid – Huron County Planner will be in attendance.

   4.1.1 **Enter into a Public Meeting:**
   Moved by Secended by
   "That the regular session of council be adjourned and enter into a Public Meeting under Sections 17 and 34 of the Planning Act"," or
   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

   4.1.2 **Morris-Turnberry Official Plan Amendment No. 8 and Zoning By-Law Amendment:**
   7:40 pm
   Susanna Reid – Huron County Planner will be in attendance –
   Report is attached attached
   Subject Lands: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry
   Owner: 914572 Ontario Ltd. c/o Rob Stute
   Agent : Heimpel Design Inc.
   1. Call to order - by Mayor Paul Gowing

   2. Purpose of the Public Meeting – Mayor Gowing

   **Purpose and Effect:**
   The purpose of Official Plan Amendment 8 is to change the designation of a 1.56 ha (approximately 3.86 acres) parcel from 'Commercial Area' to 'Industrial Area', and part of a closed road allowance to 'Industrial Area'. The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to OPA 8 and corresponding Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432.
The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial-Special) zones. The special provisions of the VM1-5 include:
- Restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only
- Permitting parking in the front yard
- Recognizing a reduced lot frontage of 18.2 metres on Josephine Street North

3. County Planning Department - attached

4. Comments Received – attached
   1. Maitland Conservation  Brandi Walter, Environmental Planner/ Regulations Officer
   2. Huron Perth Catholic District School Board
   4. Morris-Turnberry Public Works– Mike Alcock – Director of Public Works
   8. Comments from Bill Bruce – adjacent landowner - not attached – only verbal at this time

5. Owner/ Applicant / Agent comments –

6. Public comments –

7. Council comments and questions –
8. **Explanation of the Process following the Public Meeting by Mayor Gowing**

**Official Plan:** If the By-law is passed for the Official Plan amendment, the clerk shall forward a copy of the By-law to the County of Huron for a final decision. Pending approval, the clerk shall circulate the notice of adoption to the County, required agencies and anyone who requested notice of adoption, within 15 days of passing the by-law.

**Zoning Amendment:** If the By-law is passed, the Clerk is required to send Notice of Passing of the By-law, to all persons and agencies notified of this Public Meeting. There is a 20 day objection period from the time Notice of Passing of the by-law has been mailed by first class mail, wherein submissions/letters of objections or support in respect to the passing of the by-law, will be received by the Clerk.

9. **Adjournment:**

Moved by Seconded by
"That the meeting be adjourned and re-enter regular session of council."

Disposition

4.1.3 **By-laws:** The council has the option to give consideration to the By-laws or defer the By-laws for an amendment.

1. **Informed Decision:**

Moved by Seconded by
"That the Council of the Municipality of Morris-Turnberry has considered all oral and/or written submissions made in regards to the Official Plan Amendment 8 and the corresponding Zoning By-law for All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry; **Now therefore,** the Council of the Municipality of Morris-Turnberry hereby resolves that the information has assisted the Council to make an informed decision in regards to the Official Plan Amendment 8 and the corresponding Zoning By-law for All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry.

or

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
2. **By-law- Morris-Turnberry Official Plan Amendment No. 8**: attached

Moved by Seconded by
"That By-law No. 42-2017 be passed as given first, second, third and final readings, being a by-law to adopt the Official Plan Amendment No. 8, to the Morris-Turnberry Official Plan, effecting all of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry, pursuant to Section 17 of the Planning Act; and that the clerk be hereby authorized to forward By-law No. 42-2017 to the County of Huron for consideration of approval."

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

3. **By-law- Zoning By-law Amendment**: attached

Moved by Seconded by
"That By-law No. 43-2017 be passed as given first, second, third and final readings, being a by-law to change the zoning on All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, former Township of Turnberry, pursuant to Section 34 of the Planning Act, as follows:
- from VC2 (Village Commercial Highway) to VM 1-5 (Village Industrial-Special) and part of a closed road allowance to VM1-5 (Village Industrial-Special);
- and that By-law No. 43-2017, pursuant to Section 24 (2) of the Planning Act, will not come into force until the Official Plan Amendment No. 8 to the Morris-Turnberry Official Plan, is in full force and effect." Or

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

Or

4. **Deferral**: That the zoning amendment be deferred due to the following:
4. 2) Consent Applications:  

4.2.1 Consent Application for 914572 Ontario Ltd  
Application for creation of a new lot and easement for services  File No. B 26/17

Susanna Reid will present the planning report.

Moved by Seconded by  
"That the Council of the Municipality of Morris-Turnberry recommend consent for  
File # B426/17 with the conditions as noted on the planning report or  
"

Any discussion  
Is everyone in Favour or Opposed  
Disposition Carried or Defeated

4.2.1 Consent Application for 1822007 Ontario Inc.  
Application for easement for truck route  File No. B 27/17

Susanna Reid will present the planning report.

Moved by Seconded by  
"That the Council of the Municipality of Morris-Turnberry recommend consent for  
File # B427 / 17 with the conditions as noted on the planning report or  
"

Any discussion  
Is everyone in Favour or Opposed  
Disposition Carried or Defeated

4.3 Cross Border Servicing Agreement  

Moved by Seconded by  
"That By-Law No. 44-2017 be adopted as given first, second, third and final readings  
being a by-law to authorize the signing of a Cross Border Servicing agreement for the  
supply of water and sewer services to users located in the Municipality of Morris- 
Turnberry, with the Township of North Huron."  
or

Any discussion  
Is everyone in Favour or Opposed  
Disposition Carried or Defeated
4.4 Draft Morris-Turnberry Official Plan – 5 year review update attached

Motion No. -2017 Moved by
"That the Council of the Municipality of Morris-Turnberry hereby receive the planning report for the draft Morris-Turnberry Official Plan- 5 year review update and confirm that the Public Meeting will be held on June 22, 2017 or or

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

5) By-law No. 45-2017 Confirming By-law attached
Moved by Seconded by
"That By-law No. 45-2017 be passed as given first, second, third and final readings, being a by-law to Confirm the actions of the Municipality of Morris-Turnberry for the meeting May 9th 2017."

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

6) Adjournment:
Motion No. -17
Moved by Seconded by
" That the meeting be adjourned at pm."
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
To: Mayor Paul Gowing  
Morris Turnberry Council  

From: Susanna Reid, Planner  

Owner: 914572 Ontario Ltd (c/o Rob Stute)  
Agent: Mark Heimpel, Heimpel Design Inc.  

Location: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432, fronting Josephine Street, former Township of Turnberry  

RE: Official Plan Amendment 8 and corresponding Zoning By-law Amendment  

Date: May 5, 2017  

Recommendations:  
- That Official Plan Amendment 8 be adopted by Morris-Turnberry Council and forwarded to the County of Huron for approval.  
- That the corresponding Zoning By-law Amendment be adopted by by-law. Pursuant to 24(2) of the Planning Act, the Zoning By-law Amendment will not come into force until Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.  

Purpose and Effect:  
The purpose of Official Plan Amendment 8 is to change the designation of a 1.56 ha (approx. 3.85 acres) parcel from 'Commercial Area' to 'Industrial Area'. The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to OPA 8 and corresponding Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432.  

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.  

This property will be accessed from Josephine Street North.  

In addition to the subject property, 63 North Street and 71 North Street are also involved with this development. The legal descriptions of these properties are below.  

Subject Property (to be developed for 'Britespan Building Systems Fabric Facility'): All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432  

"Planning with the community for a healthy, viable and sustainable future."
63 North Street (Maitland Welding Property): Part of Peter Street and part of Park lots 15, 16, 21 and 22, and part of Park lots 23 and 24, Registered Plan 432

71 North Street (Britespan Building Systems Distribution Facility): Part Park Lots 17, 18, 19 and 20, Plan 432 Wingham being Part 3, 22R5995 and Parts 5, 6 and 7, 22R2824, Turnberry; Part of Peter Street, Plan 432 Wingham (closed by HC105449) being Parts 6, 7, 8, 9, 10, 22R-6223; Part of road allowance between Con 8 and Con 9, Turnberry (closed by HC 105449) being Parts 6 and 7, 22R6224, Registered Plan 432

Two consent applications are being considered at the same time as the OPA 8 and the corresponding ZBLA:

1) Consent file B26-17 proposes to sever a 1.56 ha parcel (Subject Property) and retain .93 ha/ approx. 2.3 acres (63 North Street). The area to be severed is subject to OPA 8 and the corresponding Zoning By-law Amendment. The consent application also requests a consent for easement purposes for services (water, sanitary sewer, internet and phone) from North Street over the retained parcel (63 North Street) to the severed lot.

2) Consent file B27-17 is a consent application for an easement over 71 North Street. This easement is to provide a 6.0 metre wide alternate truck access the Subject Property.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial- Special) zones. The special provisions of the VM1-5 include:
- Restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only
- Permitting parking in the front yard
- Recognizing a reduced lot frontage of 18.2 metres from 25 metres on Josephine Street North

Planning comments
The property subject to the Official Plan Amendment 8 and the corresponding Zoning By-law Amendment is vacant. It is an irregularly shaped parcel, north of Maitland Welding. The property is accessed via Josephine Street.

The property is proposed to be used for a warehouse for the assembly of fabric building components by Britespan. There is also open storage proposed on the property.

Neighbouring properties:
To the west:
The land to the west (71 North Street West) is designated Industrial in the Official Plan and zoned VM1-3 (Village Industrial-Special) in the Morris-Turnberry Zoning By-law. A Britespan fabric building manufacturing facility is located on this site.

The area to the north and south the subject property along Josephine Street is designated Commercial Area in the Morris-Turnberry Official Plan. The neighbouring properties are described below.

To the north:
- 696 Josephine Street North (abutting property to the north), zoned VC2-12, a truck transport and terminal yard with an accessory residence
- 702 Josephine Street North, zoned VC2 (Village Commercial Highway), residential use
- 710 Josephine Street North, zoned C4 (Salvage Yard), salvage yard

To the south:
- 696 Josephine Street North, zoned VC2 (Village Commercial Highway), residential use
- 680 Josephine Street North, zoned VC2, commercial use (Wingham Sales Arena)
- 47 North Street West, zoned VC2 (Village Commercial Highway), residential use
- There are also residences located at 35 North Street West, 29 North Street West, 19 North Street West and 11 North Street West. All four lots are zoned VC2 (Village Commercial Highway). These properties are south of the Wingham Sales Arena property and front North Street West
- 63 North Street West, zoned VC2, industrial use (Maitland Welding). This property is currently part of the project being amended and is subject to consent file B26-17

The properties located east of Josephine Street North are listed below.
- 90279 London Road, designated Commercial Area, zoned VC2-10, convenience store and gas bar
- 687 Josephine Street North, designated Commercial Area zoned VC2 (Village Commercial Highway), residential use
- 691 Josephine Street North, designated Residential Area, zoned VR1, (Village Commercial Highway), residential use

**Official Plan Amendment**
Part of the property is designated Commercial Area (approx. 1.39 ha/3.43 acres) in the Morris-Turnberry Official Plan. The rest of the property (approx. 0.16 ha/.39 acres) has no designation (part of the closed Peter Street).

The entire property to be designated Industrial is 1.56 ha/3.85 acres.

Section 7.3.6.1 of the County of Huron Official Plan and Section 6.4.3 Industrial (Urban) of the Morris-Turnberry Official Plan permit Industrial development within Settlement Areas.

Morris-Turnberry Official Plan Section 6.4.3 requires:
- The use is compatible with the character of the area;
- Industrial development will comply with Provincial air and water emission standards as well as noise standards;
- Where industrial uses abut residential areas, the type of industry may be restricted to ensure a compatible mix of land uses, and the responsibility will be on the industrial use through the site plan control process to attain compatibility;
- Adequate services are available; and
- Site plan control is implemented to regulate the details of development.

- **Land Compatibility Study**
The County of Huron Official Plan (Section 7.3.6.3) and the Morris-Turnberry Official Plan (Section 6.3.3.) require that industrial uses be adequately buffered from neighbouring sensitive uses, such as residential uses. The Ministry of Environment and Climate Change Guideline D-6 provides the requirements for considering the impact of noise, dust and odour of new or expanding industrial uses on nearby sensitive land uses.
A Ministry of Environment and Climate Change Guideline D-6 study (prepared by GHD, March 27 2017) has assessed the compatibility of the proposed use in light of the residential uses in the area.

The GHD study characterizes the proposed Britespan development as a Class II Industrial Use. According to the MOECC D-6 Guideline, the potential environmental influence area created by a Class II Industrial Use is 300 metres. There are 12 residences within a 300 metre buffer of the facility. The study prepared allows the consideration of the impacts of the development on the residences within the environmental influence area to determine the compatibility of the new building and proposed truck traffic routes.

The significant environmental noise sources at the facility include: movement of trucks onsite, a forklift, and equipment associated with the sewing and consolidation of fabric. The anticipated traffic volume is one truck per week, with the potential to increase to two to three trucks per week. The GHD report has determined that the predictable worst case scenario is a single truck arriving or leaving the site during a given hour.

Using the worst case scenario, the GHD report concludes that the environmental noise impacts from the proposed facility will meet the MOECC limits at the nearest sensitive residential land use.

The following mitigation efforts are also proposed:
- The property is subject to site plan control. The draft site plan includes a 1.75 m high fence on either side of the driveway, and where the subject property abuts neighbouring residential uses.
- The applicant has applied for consent for easement (Consent File # 27117) over 71 North Street West to provide an alternative access for truck traffic in the event the truck traffic exceeds one truck per hour arriving or leaving the site.
- The zoning proposed for the property recognizes the proposed use only. Any future development proposal will require a zoning by-law amendment application and circulation to neighbouring property owners.

**Environmental Compliance Approval:** All industrial facilities must obtain an Environmental Compliance Approval (Air& Noise) in accordance with Ontario Regulation 1117 of the Environmental Protection Act. The GHD report recommends that Britespan register with the MOECC Environmental Activity and Sector Registry prior to the commencement of operations.

The Planning Department recommends that if the Site Plan Agreement include a requirement that the owner recognizes that they are required to obtain an ECA permit from the Ministry of Environment and Climate Change.

- **Archaeological Assessment**
The 2014 PPS Section 2.6.2, the County of Huron Official Plan Section 3.3.6, and the Morris Turnberry Official Plan Section 7.3.5 require the identification and protection of heritage sites.

A Stage 1 Archaeological Assessment was completed by Golder and Associates (December 2014) as part of the Wingham and Area Industrial Land Strategy. The report concluded that there is no archaeological potential at this site.

- **Source Water Protection**
The subject property is located within a WHPA (Well Head Protection Area) C.
The proposed development has been reviewed by the Source Water Protection office and a Section 59 permit has been provided.

- **Services (water, sanitary, storm water management)**
  Section 6.4 of the Official Plan requires that development north of Wingham will occur on municipal services if possible, in co-operation with the Township of North Huron.

North Huron Council has reviewed a request for connecting to municipal sanitary and water from North Street and a servicing agreement is being prepared between the Municipality of Morris-Turnberry and the Township of North Huron. Water and sanitary services will be provided to the subject property via an easement across the Maitland Welding property located at 63 North Street West. Consent file B26/17 is requesting an easement over 63 North Street West to allow the services to access the subject property.

On behalf of the Municipality of Morris-Turnberry, B.M. Ross and Associates has reviewed the site plan and servicing studies prepared by Meritech Engineering for the developer and has no concerns.

B.M. Ross reviewed the storm water management plan on behalf of Maitland Valley Conservation Authority and has no requirements. A storm water management plan has been prepared and will be implemented through the site plan.

- **Floodplain and Conservation Authority Regulated Lands**
  MVCA has determined that the property is out of the regional floodplain and is not affected by natural hazards. The subject property does not include MVCA regulated lands.

- **Access**
  The property fronts Josephine Street North, which is a municipal road.

Morris-Turnberry Public Works has reviewed the application. An application is required for an entrance permit on to Josephine Street North. Consideration of Branch E of the Gregory Municipal Drain is required for the design of the access for heavy traffic.

Huron County Public Works has provided comments regarding Consent File B26/17. The entrance onto Josephine Street is in the jurisdiction of Morris-Turnberry, and it is near the intersection of Josephine Street and Huron County #4. This intersection has a pre-existing condition of poor sight lines. A re-alignment of this intersection has received approval by Huron County Council. The intersection re-alignment is scheduled to be complete before the end of 2017.

**Zoning By-law Amendment**
The subject property is proposed to be rezoned to VM1-5 (Village Industrial-Special) to restrict the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only; permit parking in the front yard and to recognize a reduced lot frontage of 18.2 metres from 25 metres on Josephine Street North.

The rezoning to a VM1-special zone will be supported by the Industrial designation as amended by OPA 8. Three special provisions are reviewed below.
Restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only

Given the proximity of the subject property to existing residential uses, the zoning is proposed to recognize only the warehouse and fabricating facility. If another use is planned in the future, a zoning by-law amendment will be required. This will require the consideration of any noise/dust impacts and a public meeting and notification to neighbouring properties.

- Permitting parking in the front yard
The configuration of the lot requires that parking be permitted in the front yard, where the Zoning By-law (Section 3.32.5) requires that parking for industrial sites be in the side or rear yard.

- Recognizing a reduced lot frontage of 18.2 metres from 25 metres on Josephine Street North
The lot frontage is less than required by the VM1 zone (Section 17.3.2 requires 25 metres) and is required to be recognized with a special zone.

Site Plan Control
The property is subject to Site Plan Control according to Section 8.7 of the Morris-Turnberry Official Plan and Morris Turnberry By-law 15-2010.

This planning report is provided in advance of the public meeting. If additional planning issues are identified at the public meeting, further comments can be provided.

Susanna Reid, Planner, MCIP RPP

Agency comments received:
- Maitland Valley Conservation Authority, letter dated April 28 2017, no objections
- B.M. Ross, letter dated May 3 2017, previous comments have been addressed
- Source Water Protection has provided a Section 59 permit Notice No. 110, File Number 1088, Issued March 1 2017
- Huron District Catholic School Board: no concerns
- Huron County Public Works, e-mail dated May 3 2017 outlines plans to re-align the intersection of Josephine Street and County Road 4
- Morris-Turnberry Public Works, e-mail dated May 5 2017 providing comments regarding entrance requirements and the Gregory Municipal Drain
- Township of North Huron, March 14, 2017 and May 2 2017 regarding servicing agreement
MEMORANDUM

TO: Nancy Michie, Administrator Clerk-Treasurer, Municipality of Morris-Turnberry, via email

CC: Susanna Reid, Planner, County of Huron, via email
    Senga Smith, Land Division, County of Huron, via email
    Donna Clarkson, Risk Management Official, DWSP, via email
    Heimpel Design Inc c/o Mark Heimpel, Agent, via email
    Brandi Walter, Environmental Planner/Regulations Officer, MVCA

FROM: Brandi Walter, Environmental Planner/Regulations Officer, MVCA

DATE: April 28, 2017

SUBJECT: Application for Consent B26-17
          Part of Park Lots 15, 16, 21, and 22, Part of Peter Street, and Part of Park Lots 23 and 24, Municipality of Morris-Turnberry, Turnberry Ward

Application for Consent B 27/17
Part of Park Lots 17, 18, 19 and 20, Plan 432, Wingham, being Part 3, 22R5995 and Parts 5, 6, and 7, 22R2824, Turnberry, part of Peter Street, Plan 432, Wingham (closed by HC 105449) being Parts 6 and & 22R6224, Municipality of Morris-Turnberry, Turnberry Ward

Application for Official Plan Amendment and Zoning By-law Amendment
Park Lots 21 and 22, Part of Park Lots 23 and 24, Part of Peter Street, Registered Plan 432, Municipality of Morris-Turnberry, Turnberry Ward

Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted proposed applications for consents and amendments with respect to natural hazards and groundwater features in accordance with our “Memorandum of Understanding” with the County of Huron; and in accordance with our delegated responsibility for representing the “Provincial Interest” for natural hazards. We have also screened the application for proposed development located within MVCA’s Ontario Regulation 164/06 regulated areas. Based on our review, we offer the following comments.

Application for Consent for Severance B26/17:

The purpose of this application is to sever the 1.56 ha parcel for the creation of a new lot and easement. A one storey building is proposed on the severed lands and the land to be retained features an existing one storey building. There is no new development proposed on the retained lands.
The proposed easement is for sanitary, water, gas, hydro and internet service to the severed parcel from North Street.

**Application for Consent for Severance B27/17:**

The purpose of application B27/17 is for the creation of an easement. The easement will provide an alternate truck access route for the adjacent property, which is being created under Application B26/17.

**Official Plan Amendment (OPA) 8:**

It is our understanding the purpose of the OPA is to change the designation of a 1.56 ha parcel created under application B26/17 from “Commercial Area” to Industrial Area” as shown on Schedule ‘C’ submitted with the Notice of Public Meeting. The land is currently vacant and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The property will be accessed from Josephine Street North.

**Zoning By-law Amendment (ZBA):**

The corresponding ZBA will amend the zoning on the subject property from VC2 (Village Commercial Highway) to VM-5 (Village Industrial-Special) zones to permit the proposed use, associated parking, and reduced yard setbacks.

**Natural Hazards:**

MVCA resource mapping, Schedule B of Morris-Turnberry Official Plan, and Schedule A of Morris-Turnberry Zoning By-law all show the proposed 1.56 ha severed parcel to be affected by regional floodplain.

However, as a result of MVCA’s review of proposed development on the subject property including assessment of the flood hazard, we have determined the property is out of the regional floodplain. The proposed severed parcel is also not affected by other natural hazards as defined in the Provincial Policy Statement (PPS, 2014).

The remainder of the Britespan property as defined above is also not affected by floodplain or other hazard lands as defined in the Provincial Policy Statement (PPS, 2014).

**Storm Water Management:**

MVCA retained the services of BM Ross and Associates to review proposed storm water management on behalf of MVCA. Based on Dale Erb’s letter to the County of Huron, March 8, 2017, we have no concerns with the proposed stormwater management plan and facilities.
MVCA Ontario Regulation 164/06:

Based on the above-noted flood hazard assessment, the subject property does not feature MVCA regulated lands.

Drinking Water Source Protection:

The subject properties are located within a wellhead protection area. MVCA acknowledges the applicant has been in contact with Drinking Water Source Protection (DWSP) staff based on DWSP correspondence to the applicant and Susanna Ried submitted with the Notice of Public Meeting.

Recommendation:

MVCA has no objection to applications for consent B26 – B27/17, proposed official plan or zoning by-law amendments. All applications are in conformance with the natural hazard policies of the Provincial Policy Statement, 2014.

MVCA Review Fees:

MVCA has not received payment for our review of the above-noted applications. The fee for MVCA review is $562.50. We will invoice the applicant directly.

Thank you for the opportunity to comment at this time. Feel free to contact Brandi Walter of this office if you have any questions.
April 27, 2017

Municipality of Morris-Turnberry
Attn: Nancy Michie, Administrator Clerk-Treasurer
41342 Morris Road
PO Box 310
Brussels ON N0G 1H0

To Ms. Michie:

Re: Notice of Public Meeting
Official Plan Amendment (OPA No. 8) and Zoning By-Law Amendment

We are in receipt of your Notice of Public Meeting to consider a proposed official plan amendment under Section 17 and 22 of the Planning Act and a Zoning By-law Amendment under Section 34 of the Planning Act. We have no concerns in this regard.

Sincerely,

[Signature]

Anne Marie Nicholson
Manager of Assessment & Plant

/DD
Hello Nancy and Mike,

I am forwarding comments from Huron County Public Works re: the Britespan development.

Susanna

From: Mike Hausser
Sent: Wednesday, May 03, 2017 3:02 PM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: Severance Application B26/17 - Public Works Response..

I have reviewed the application for severance. In pre-consultation, Public Works has collaborated with Morris-Turnberry, the applicant, and the property owner on the west side of the Josephine St, and County Rd #4 Intersection.

Note that the entrance onto Josephine St is in the jurisdiction of Morris-Turnberry, however, it is within close proximity to the Josephine and Huron County Rd #4 intersection. This intersection currently has a pre-existing condition of having poor sight-lines. This issue was expected to be addressed in a future road renewal project. However, that timeline is well beyond the 10 year mark based on current information.

Additional turning movements in this intersection that are likely to occur from this development has raised safety concerns.

A proposed re-alignment of the Josephine and Huron County Road 4 intersection has been proposed that would improve sight-lines for existing traffic and the additional traffic expected from the Britespan driveway entrance onto Josephine St.

The intersection re-alignment proposal was accepted by Huron County Council and has been included in the Public Works Capital Project plan to be undertaken in 2017. Once this intersection alignment has been completed, it would remove turning movement restrictions to/from Josephine St from the Britespan Entrance. The intersection re-alignment pre-engineering and design work is anticipated to begin on or before July 1st, with the intent of completing construction prior to the end of 2017.

Mike Hausser, P.Eng
Manager of Public Works
Huron County, Ontario
www.huroncounty.ca
From: Susanna Reid <sreid@huroncounty.ca>
Sent: Thursday, May 04, 2017 3:39 PM
To: Nancy Michie
Subject: FW: Britespan Wingham - PRELIMINARY ZONE CHANGE, OPA & CONSENT APP'S FOR REVIEW

Please include with the correspondence on Tuesday’s agenda.

Thanks

From: Mike Alcock [mailto:malcock@morristurnberry.ca]
Sent: Thursday, May 04, 2017 3:25 PM
To: Susanna Reid <sreid@huroncounty.ca>
Subject: RE: Britespan Wingham - PRELIMINARY ZONE CHANGE, OPA & CONSENT APP'S FOR REVIEW

Hi Susanna,

I agree with the comments made previously by Wray Wilson (Interim Director of Public Works). I have no additional comments with regard to the entrance.

Truly

Mike Alcock
Director of Public Works

Municipality of Morris-Turnberry
Public Works Department
PO Box 310, 41342 Morris Road
Brussels, Ontario NOG 1H0
Phone: (519) 887-6137 ext. 27
Fax: (519) 887-6424
Web: www.morristurnberry.ca

From: Susanna Reid <sreid@huroncounty.ca>
Sent: May-04-17 10:25 AM
To: Mike Alcock <malcock@morristurnberry.ca>
Subject: FW: Britespan Wingham - PRELIMINARY ZONE CHANGE, OPA & CONSENT APP'S FOR REVIEW

From: Ray Wilson [mailto:3054www@gmail.com]
Sent: Tuesday, March 07, 2017 2:23 PM
To: Susanna Reid <sreid@huroncounty.ca>
Cc: Mike Alcock <malcock@huroncounty.ca>; ‘Kirk Livingston’ <klivingston@morristurnberry.ca>; Nancy Michie
Susanna

I have reviewed the Preliminary Site Concept Plan, dated February 27, 2017. My comments are based on information contained in that document as well as a site visit on March 6th.

- It appears that Commercial/Industrial Entrance Permit could be issued which would meet the requirements outlined in Morris-Turnberry By-law No. 44-2012.
- An application must be submitted together with the application fee and deposit.
- It appears that Branch E of the Gregory Municipal Drain crosses under the proposed entrance. An investigation should be undertaken to determine the exact location and depth of the drain and suitability for heavy traffic crossing over the tile. A catch basin may also be required on the south side of the proposed entrance to allow surface water to enter into Branch E.
- It appears that the tree at the south east corner will likely have to be removed or trimmed to clean up site lines.
- It is my understanding that the current south intersection of Josephine Street and London Road may be closed and a new intersection created toward the north. The site drawings may require alteration if this road closing occurs.

Contact me if you have any questions.

Wray Wilson
Interim Director of Public Works
Municipality of Morris-Turnberry
519-887-6137

From: Susanna Reid [mailto:sreid@huroncounty.ca]
Sent: March 2, 2017 11:35 AM
To: Wray Wilson (3054www@gmail.com) <3054www@gmail.com>
Cc: Mike Alcock <malcock@huroncounty.ca>; Kirk Livingston <klivingston@morristurnberry.ca>; Nancy Michie <nmichie@morristurnberry.ca>; Jeff Molenhuis <JMolenhuis@northhuron.ca>
Subject: FW: Britespan Wingham - PRELIMINARY ZONE CHANGE, OPA & APP’S FOR REVIEW

Hello Wray,

I am forwarding the site plan for the Britespan development North of Wingham.

They propose to access the property from Josephine Street.

Please advise re: municipal requirements for road access. I have attached a Jan 6 2017 e-mail from Jeff Molenhuis to Britespan for your information.

I have also attached the MOE D-6 study which considered the noise impact on neighbouring properties for your information. The study anticipates 1-3 trucks per month (see page 2).

Mike Alcock: please advise if you will be commenting.

Thanks,
May 3, 2017

Susanna Reid, Planner
County of Huron
57 Napier St., 2nd Floor
Goderich, ON N7A 1W2

RE: Britespan – Josephine Street Development Proposal
Review of Servicing, Grading, and Stormwater Management
Consent for Severance / Notice Concerning Official Plan Amendment

Thank you for asking us to review and comment on the recent site plan related submissions for the above noted property. From a review perspective BMROSS is assisting Morris-Turnberry on this file. We are in receipt of the following information:

Planning Related Information from Huron County:
- Notice of Consent for Severance – B26/17 – April 21, 2017
- Notice of Consent for Severance – B27/17 – April 21, 2017
- Official Plan Amendment and Zoning By-Law Amendment – April 19, 2017

Site Plan and Servicing from Meritech Engineering for Lot 2, Britespan Building Systems:
- Dwg. 4186-1, Details Plan, March 28-2017
- Dwg. 4186-2, Original Conditions and Removals, March 28-2017
- Dwg. 4186-3, Grading and Erosion and Sediment Control Plan, March 28-2017
- Dwg. 4186-4, Site Servicing Plan, March 28-2017
- Stormwater Management report, March 2017
- Response letter
- MOECC Application and Supporting Information

We note the following:

Planning Related Information:

From a servicing perspective, we do not have any comments related to the information provided.
Site Plan and Servicing Information:

On March 8, 2017 we provided the County with our initial review comments. The information provided by Meritech Engineering (as summarized above) has been revised/updated to address our past comments and concerns. We have nothing further to add.

In conjunction with the submission, Meritech provided a copy of their MOECC ECA application and supporting information. We have briefly reviewed this package and the information provided appears appropriate. Signature from the Township is required as part of the ECA application and Meritech should arrange to have this completed.

Please review the above and let us know if you require anything further.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per [Signature]

Dale Erb, P. Eng.

cc. Nancy Michie, Morris Turnberry
    Jeff Molenhuis, North Huron
    Erin Gouthro, MVCA
March 14, 2017

Mrs. Nancy Michie  
Administrator/Clerk-Treasurer  
R.R. #4, 41342 Morris Road  
Municipality of Morris Turnberry  
Brussels ON N0G 1H0

Attn: Morris Turnberry Council  
Nancy Michie  
Administrator/Clerk-Treasurer

The Township of North Huron at their regular meeting held March 6, 2017 adopted Resolution M108/17 advising that Council authorizes that an amended to Cross Border Servicing Agreement with the Municipality of Morris Turnberry be prepared for Council’s consideration, to include the Britespan Development. I have enclosed a copy of the Council Resolution for your information.

In addition, Council instructed staff to do a review of the assigned capacities in relation to actual usage and to include a provision to formalize the partnership/revenue sharing provisions of the Cross Border Services Policy. The draft agreement will be presented for North Huron Council’s approval on March 20th, and will be forwarded to you for consideration.

Please be advised that we have reviewed the capacity requirements with BM Ross and do not have a concern at this time. We respectfully request to provide comment on the Site Plan application so that North Huron interests related to municipal water and sanitary infrastructure, including meter details, are addressed by North Huron staff. The developer will be required to enter into an agreement with North Huron for the construction of municipal services by themselves or a third party, as North Huron staff, nor Veolia staff, will be constructing services for this development. Should the developer wish to service through a private easement off North Street, confirmation of this private easement for water/sewer use is required from the developer prior to formalizing a servicing agreement with the Township.
Should you have any questions or require additional information concerning this matter, I may be contacted at the Municipal Office.

Yours truly,

Sharon Chambers
Chief Administrative Officer

Jeff Molenhuis
Director of Public Works

Encl.
May 2, 2017

Nancy Michie, Administrator/Clerk-Treasurer
Municipality of Morris-Turnberry
R.R. #4, 41342 Morris Road
Brussels, Ontario N0G 1H0

Dear Nancy:

Subject: Cross Border Servicing Agreement

Please find enclosed three (3) signed and executed copies of the Cross Border Servicing Agreement between the Township of North Huron and the Municipality of Morris-Turnberry. The documents have been forwarded to your office for execution. Once signed, I trust that two (2) executed original will be returned for our files.

Should you have any questions or require additional information concerning this matter, I may be contacted at the Municipal Office.

Yours truly,

Kathy Adams, Director of Corporate Services/Clerk
Township of North Huron

/b
Encl.
From: Planning Circulation
Sent: Friday, May 05, 2017 1:09PM
To: Susanna Reid <sreid@huroncounty.ca>; Senga Smith <ssmith@huroncounty.ca>
Subject: FW: Applications for Consent for Severance - B 26/17 & B 27/17

Hello,

Comments as follows:

- Developer (Britespan) will need to enter into an agreement with Township for provision of municipal services in the right of way. This will speak to materials/specs/testing procedures.
- Developer (Britespan) will need to submit approved servicing/connection drawings to the Township.
- Developer (Britespan) will need to submit connection fees/insurance to the Township.
- An agreement between Township and Developer (Britespan) will be subject to Township council approval.
- Prior to construction of services, agreement must be formalized.
- The Contractor is required to submit a road occupancy application at time of construction.

From: Planning Circulation [mailto:planningcirculation@huroncounty.ca]
Sent: April 21, 2017 3:48 PM
To: Nancy Michie <nmichie@morristurnberry.ca>; rstute@maitlandwelding.com; heimpeldesign@gmail.com; Steven Lund <slund@huroncounty.ca>; Mike Hausser <mhausser@huroncounty.ca>; bwalter@mva.on.ca; D Clarkson <dclarkson@mva.on.ca>; Susanna Reid <sreid@huroncounty.ca>; Jeff Molenhuis <JMolenhuis@northhuron.ca>; Sharon Chambers <SChambers@northhuron.ca>
Subject: Applications for Consent for Severance - B 26/17 & B 27/17

Good afternoon agencies. Please find attached two Applications for Consent for Severance for your review and comments. We look forward to hearing from you in due course.

Donna we have received your reports with respect to these applications. Copies are attached.

The Morris-Turnberry Cross Border Servicing Agreement and Meritech Engineering Report with respect to Application B 26/17 are also attached.
PART A
Part A is the preamble to Amendment #8 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 and North of Wingham) constitutes Amendment #8 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 purpose of Official Plan Amendment 8 is to change the designation of a 1.56 ha (approximately 3.86 acres) parcel from 'Commercial Area' to 'Industrial Area', and part of a closed road allowance to 'Industrial Area'. The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to OPA 8 and corresponding Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial-Special) zones. The special provisions of the VM1-5 include:

- Restricting the permitted use on the subject property to a warehouse and fabricating facility for the assembly of fabric building components only
- Permitting parking in the front yard
- Recognizing a reduced lot frontage of 18.2 metres on Josephine Street North
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW No. 42 -2017

A BY-LAW TO ADOPT AMENDMENT No. 8

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 #5;

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 # 8 to the Official Plan of the Municipality of Morris-Turnberry, constituting the attached Schedule ‘B’ Lowertown and North of Wingham, is hereby adopted.

THAT the Clerk is authorized to forward Amendment #8 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 9th DAY OF May , 2017
READ A SECOND TIME ON THE 9th DAY OF May , 2017
READ A THIRD TIME AND PASSED THIS 9th DAY OF May , 2017

__________________________________________
Paul Gowing-- Mayor

__________________________________________
Nancy Michie – Administrator Clerk Treasurer
Part C: APPENDIX
This appendix is for information purposes only and is not part of the amendment.

OPA 8 to the Morris-Turnberry Official Plan and the corresponding Zoning By-law will permit the development of the subject property, described as: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432 for a light industrial facility for assembling and warehousing fabric building components.

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, Proposed Fabric Facility, Britespan Building systems, Josephine Street, Wingham, ON (April 5 2017)
  - Subject Site Concept Plan, Proposed Fabric Facility, Britespan Building systems, Josephine Street, Wingham, ON (April 5 2017)
  - Zoning and Official Plan Summary (April 5 2017)

- Reference Plan prepared by D. Culbert, Plan No. 8-GL-2119, (February 27 2017)
- Ministry of Environment and Climate Change Guideline D-6 Noise Study, GHD, March 27 2017
- Restricted Land Use Notice Issued Under the Clean Water Act, Section 59(2) (a) by Drinking Water Source Protection, Ausable Bayfield Maitland Valley Source Protection Region, Date of Issuance: March 1 2017, File No.: 1088
- Servicing Easement and Capacity Allocation Request, Meritech (February 2 2017)
- Correspondence from the Municipality of Morris-Turnberry (April 11 2017) regarding servicing agreement with the Township of North Huron
- E-mail correspondence from Maitland Valley Conservation Authority (February 8 2017) and B.M. Ross (February 1 2017)
ZONING BY-LAW AMENDMENT

Purpose and Effect:

The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to this Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The property is 1.56 ha (approximately 3.86 acres) in area.

The property is being rezoned from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial- Special), and part of a closed road allowance to VM1-5 (Village Industrial- Special).

The VM1-5 (Village Industrial-Special) zone includes the following special provisions:

- Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
- Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
- Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

All other provisions of the Zoning By-law shall apply.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.
WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014 of the Corporation of the Municipality of Morris-Turnberry and;

NOW, THEREFORE, the Council of the Corporation of the Municipality of Morris-Turnberry, ENACTS as follows:

1. This by-law shall apply to the All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432. The property fronts Josephine Street North in the area north of Wingham. The area subject to the amendment is shown on the attached Schedule A.

2. Key Map (North of Wingham), By-law 45-2014 is hereby replaced by the amended Key Map (North of Wingham) attached hereto which is declared to be part of this by-law.

3. The following section 17.5.4 is hereby added to Municipality of Morris-Turnberry Zoning By-law 45-2014:

   17.5.4 Within the VM1-5 zone:
   - Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
   - Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
   - Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

   All other provisions of the Zoning By-law shall apply.

4. This by-law shall come into effect pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 9th DAY OF May, 2017.
READ A SECOND TIME ON THE 9th DAY OF May, 2017.
READ A THIRD TIME AND PASSED THIS 9th DAY OF May, 2017.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer
By-law No. 43 - 2017 has the following purpose and effect:

The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to this Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The property is 1.56 ha (approximately 3.86 acres) in area.

The property is being rezoned from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial- Special), and part of a closed road allowance to VM1-5 (Village Industrial- Special).

The VM1-5 (Village Industrial-Special) zone includes the following special provisions:

- Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
- Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
- Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

All other provisions of the Zoning By-law shall apply.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.
Amendments
1 Amended by By-law 42-2015

Municipality of Morris-Turnberry
Schedule A

Key Map - North of Wingham

Revision Date January 23, 2017

Area to be amended from VC2 (Village Commercial-Highway) to VM1-5 (Village Industrial-Special)
Part of Closed Road Allowance to be rezone to VM1-5 (Village Industrial-Special)
Consent Application Report – File # B 26/17

Name of Owner: 914572 Ontario Ltd c/o Rob Stute
Name of Applicant: Heimpel Design Inc. c/o Mark Heimpel
Property Address: 63 North Street West
Property Description: Part of Peter Street and part of Park lots 15, 16, 21 and 22 and part of Park Lots 22 and 24; Registered Plan No 432

Date: May 5 2017

Recommendation: That provisional consent be:

- granted with conditions (attached)
- deferred
- denied (referred to the Committee of the Whole, for a decision)

Purpose:
- enlarge abutting lot
- create new lot
- surplus farm dwelling
- right-of-way / easement

Area Severed: 1.6 ha (approx. 3.86 acres)  
Official Plan Designation: Commercial Area, part of a closed road allowance (no designation)  
Zoning: VC2 (Village Highway Commercial), no zone (part of closed road allowance)

Area Retained: .93 ha (approx. 2.3 acres)  
Official Plan Designation: Commercial Area, part of a closed road allowance (no designation)  
Zoning: VC2 (Village Highway Commercial), no zone (part of closed road allowance)

Area subject to easement: .104 ha (.25 acres)  
Official Plan Designation: Commercial Area, part of a closed road allowance (no designation)  
Zoning: VC2 (Village Commercial Highway), no zone (part of closed road allowance)

Review: This application:

- Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
- Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
- Conforms with section 51(24) of the Planning Act;
- Conforms with the Huron County Official Plan;
- Conforms with the Morris-Turnberry Official Plan Section 6.8.5;
- Complies with the municipal Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);
- Has been recommended for approval by the local municipality; and
- Has no unresolved objections/concerns raised (to date) from agencies or the public.

(Aplications that do not meet all of the foregoing criteria will be referred to the Committee of the Whole for a decision)

Agency Comments:

<table>
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<th>Municipality of Morris-Turnberry</th>
<th>Not Received or N/A</th>
<th>No Concerns</th>
<th>Sea Conditions</th>
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<tbody>
<tr>
<td>Maitland Valley Conservation Authority</td>
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<td>X</td>
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<tr>
<td>Township of North Huron</td>
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<td></td>
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<tr>
<td>Source Water Protection</td>
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<td>Section 59 permit provided</td>
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<tr>
<td>B.M. Ross</td>
<td></td>
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</tr>
<tr>
<td>Huron County Public Works</td>
<td></td>
<td>X</td>
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</tr>
</tbody>
</table>

Huron County Planning and Development Department, 57 Napier Street, Goderich ON N7A 1W2
Phone 519-524-8354 / Fax 519-524-5677
Additional Comments:
The subject parcel is located at 63 North Street West in the area North of Wingham. The property fronts both North Street West and Josephine Street North. The subject property is designated Commercial Area except for a .4 acre area which is closed road allowance and has no designation, and is zoned VC2 (Village Commercial Highway) except for a .4 acre area which is a closed road allowance and has no zone.

Maitland Welding is located on 63 North Street West and is on the retained parcel. The severed parcel is the proposed site of an Industrial development by Britespan.

File B 26/17 is applying for both a) consent to create a new lot and b) a consent for easement over 63 North Street West for the Britespan development.

a) Consent for a new lot fronting Josephine Street North:
The Maitland Welding property merged with the vacant land to the north when Peter Street was closed and conveyed to Maitland Welding. As a result, a severance is required to separate the Maitland Welding property (2.3 acres located at 63 North Street West) from the vacant land to the north (3.86 acres fronting Josephine Street North).

Section 6.8.5 of the Morris-Turnberry Official Plan permits severances for assembling land for future development.

b) Consent for easement
A 9.128 metre wide easement has been applied for to cross the Maitland Welding property (63 North Street) to the severed parcel. The easement is to provide services (water, sanitary, hydro, internet) to the severed parcel.

Section 50(3) f) of the Planning Act allows consents for easement purposes.

Recommended Conditions (denoted by X)

Expiry Period
X Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements
X All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).

X 911 addressing for the subject lands be assigned to the satisfaction of the Municipality.

X The sum of $300 be paid to the Municipality as cash-in-lieu of parkland.

X Connection to municipal water and sewer services be provided by agreement between the developer and the Township of North Huron to the satisfaction of the Township of North Huron and the Municipality of Morris-Turnberry. The Township of North Huron will require approved servicing/connection drawings, and connection fees and insurance. A road occupancy application submitted to the Township of North Huron will be required at the time of construction.

X The entrance on to Josephine Street North be provided to the satisfaction of the Municipality of Morris-Turnberry.

X That the severed lands be noted in the Gregory Drain file as the land applicable to the drainage assessment for the Gregory Drain to the satisfaction of the Municipality of Morris-Turnberry.
Consent Application Report – File # B 26/17

X That the owner of the land enter into a site plan agreement with the Municipality of Morris-Turnberry.

Survey/Reference Plan or Registerable Description
X Provide to the satisfaction of the County:
   a) a survey showing the location of the easement on the retained parcel and lot lines of the severed parcel, and
   b) a reference plan based on the approved survey.

Zoning
X Where a violation of any municipal zoning by-law is evident, the appropriate minor variance or rezoning be obtained to the satisfaction of the Municipality.

X The severed land be rezoned to recognize the reduced lot frontage to the satisfaction of the Municipality of Morris-Turnberry.

Other condition:
X File B26/17 is one of two applications regarding the Britespan development and is to be filed concurrently with file B27/17 to the satisfaction of the Planning Department.

May 5 2017

Susanna Reid, Planner       Date
APPLICATION FOR CONSENT
COUNTY OF HURON

1. PRE-SUBMISSION CONSULTATION
Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: ____________________________

2. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>914572 Ontario Ltd.</th>
</tr>
</thead>
<tbody>
<tr>
<td>c/o:</td>
<td>Rob Stute</td>
</tr>
<tr>
<td>Name of Owner</td>
<td></td>
</tr>
<tr>
<td>Telephone Numbers</td>
<td></td>
</tr>
<tr>
<td>Home</td>
<td>Work 519-357-2727</td>
</tr>
<tr>
<td>Fax</td>
<td>Cell</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:rstute@mailandwelding.com">rstute@mailandwelding.com</a></td>
</tr>
<tr>
<td>Address</td>
<td>PO Box 913, Wingham, ON</td>
</tr>
<tr>
<td>Postal Code</td>
<td>NOG 2W0</td>
</tr>
<tr>
<td>Agent</td>
<td>Heimpel Design Inc c/o Mark Heimpel</td>
</tr>
<tr>
<td>Address</td>
<td>95 Bloomingdale Road North</td>
</tr>
<tr>
<td>Tel:</td>
<td>519-497-4561</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:heimpeldesign@gmail.com">heimpeldesign@gmail.com</a></td>
</tr>
</tbody>
</table>

Correspondence to be sent to:  X to all parties, or ☐ applicant, and/or ☐ owner.

3. LOCATION OF THE SUBJECT PROPERTY - SEVERED & RETAINED (Complete applicable lines)

<table>
<thead>
<tr>
<th>Municipality:</th>
<th>Morris-Tumberry</th>
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<tbody>
<tr>
<td>Legal Description:</td>
<td>Entire Property:</td>
</tr>
<tr>
<td>Concession:</td>
<td>Part of Peter Street and part of Park lots 15, 16, 21 &amp; 22, and part of Park lots 23 and 24, Registered Plan No 432</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Legal Description - Subject Area:</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>All of Park Lots 21 &amp; 22, part of Park Lots 23 &amp; 24, part of Peter Street:</td>
</tr>
<tr>
<td>Municipal Address (911 number and street/road name):</td>
<td>63 North St (entire property and retained parcel)</td>
</tr>
</tbody>
</table>

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? Yes ☐ No ☐
If Yes, describe the location of the right-of-way or easement or covenant and its effect: ____________________________

b) Is any of the severed or retained land in Wellhead Protection Area C? Yes ☒ No ☐ Unknown ☐
If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

Restricted land use notice (clean water act section 59) - attached

Application for Consent
Updated June 2016
3. PURPOSE OF THE APPLICATION
Type of proposed transaction: (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>creation of a new lot</th>
<th>addition to a lot</th>
<th>an easement</th>
<th>other purpose (please specify)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other:</td>
<td>charge</td>
<td>lease</td>
<td>correction of title</td>
<td></td>
</tr>
</tbody>
</table>

Briefly, describe the proposed transaction.

Sever 1.5598 Ha parcel from 2.4902 Ha parcel owned by 914572 Ontario Ltd c/o Rob Stute. Severed parcel is to be served by two easements. One easement located on retained lands (63 North St) to provide services from North St to severed parcel and, one easement on existing Britespan Building Systems property located at 71 North St to provide an alternate truck access route to Josephine St entrance for severed parcel.

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

Severed parcel to be sold to new company (not named yet) owned by Ben Hogervorst & Rob Stute and/or their numbered companies.

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

4. DESCRIPTION OF SUBJECT LAND
See attached site plans and reference plan

<table>
<thead>
<tr>
<th>Description land intended to be severed:</th>
<th>Description of land intended to be retained:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Frontage: 18.288M</td>
<td>a) Frontage: 80.467m</td>
</tr>
<tr>
<td>Depth: 261.52m</td>
<td>Depth: 110.642m</td>
</tr>
<tr>
<td>Area: 15,598 sq.m. (3.85 acres)</td>
<td>Area: 6,304 sq.m. (2.3 acres) including</td>
</tr>
<tr>
<td>Existing Use(s) vacant/undeveloped</td>
<td>services easement = 1,040 sq.m. (0.25 acres)</td>
</tr>
<tr>
<td>Proposed Use(s) Industrial</td>
<td>Proposed Use(s) No change</td>
</tr>
<tr>
<td>Existing Building(s) or Structure(s)</td>
<td>Existing Building(s) or Structure(s) One storey building</td>
</tr>
<tr>
<td>Proposed Building(s) or Structures</td>
<td>1,418 sq.m. (15,258 sq.ft)</td>
</tr>
<tr>
<td>2,997 sq.m. (32,250 sq.ft.)</td>
<td>Proposed Building(s) or Structures</td>
</tr>
</tbody>
</table>

b) Type of access: (check appropriate space)

- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other easement on adjacent property for truck traffic. See item 3 above.

b) Type of access: (check appropriate space)

- provincial highway
- county road
- municipal road, maintained all year
- municipal road, seasonally maintained
- other

c) Type of water supply proposed: (check appropriate space)

- publicly owned and operated piped water system
- privately owned and operated individual well
- dug
- drilled

- publicly owned and operated piped water system
- privately owned and operated individual well
- dug
- drilled
d) Type of sewage disposal proposed:
(check appropriate space)

- [ ] publicly owned & operated sanitary sewage system
- [x] privately owned & operated individual septic tank
- [ ] privately owned & operated communal septic system
- [ ] privy
- [ ] other means (please specify)

5. LAND USE

a) What is the existing Official Plan designation of the property?  
   Commercial & no designation (closed Peter St)

b) What is the zoning of the property?  
   VC2 & no zoning (closed Peter Street)

c) Are any of the following uses or features on the subject land or within 500 metres of the subject land? Please respond “yes” or “no” to each use or feature.

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On the Subject Land (yes or no)</th>
<th>With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation, including livestock facility or stockyard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A landfill</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization plant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A provincially significant wetland (Class 1, 2 or 3 wetland)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A provincially significant wetland within 120m of the subject lands</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Floodplain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A rehabilitated mine site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A non-operating mine site within 1 km of the subject land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An active mine site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An industrial or commercial use (specify the use(s))</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A former industrial or commercial use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An active railway line</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A municipal airport</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An underground storage tank or buried waste</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 6. HISTORY OF PROPERTY

**a)** Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act?  
- Yes [ ]  
- No [x]  
- Unknown [ ]

If Yes, and known, provide file number of the application and the decision made on the application.

**File Number:** __________________________  
**Decision:** __________________________

**b)** If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.  
________________________

**c)** Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality?  
- Yes [ ]  
- No [x]  
- Unknown [ ]

**d)** Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?  
- Yes [ ]  
- No [ ]  
- Unknown [ ]

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

### 7. PROVINCIAL POLICY:  
Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act?  
- Yes [ ]  
- No [ ]  
- Unknown [x]

### 8. HEALTH UNIT REVIEW

Please answer Section A OR Section B, depending on the type of servicing available.

**Section A** - Where **SANITARY SEWERS** are available.

| Is the property within 183 metres (600 feet) of an abattoir? (slaughter house) | Yes [ ] | No [x] |

**Section B** - Where **SEPTIC SYSTEMS** are available.

| The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm). | Yes [ ] | No [ ] |
| The severed parcel contains a residence or other building(s) serviced by an on-site sewage system? | Yes [ ] | No [ ] |
| If you answered Yes; is the on-site sewage system older than 5 years of age? | Yes [ ] | No [ ] |
| If you answered Yes; has the on-site sewage system been inspected by a licensed contractor within the past 3 years? | Yes [ ] | No [ ] |
| If you answered Yes; you are required to provide a certificate of inspection with your application. | N/A |
| If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval. | N/A |
| Is the property less than .4 hectares (.1 acre) in area? | Yes [ ] | No [ ] |
| Does the property have less than .2 hectares (.5 acres) of “usable land”* for a septic tank and tile bed? See definition of “usable land”* below. | Yes [ ] | No [ ] |
| I am uncertain of the location of the existing septic tank and tile bed on the property. | Yes [ ] | No [ ] |
| There will be more than one dwelling unit on each lot. | Yes [ ] | No [ ] |
| An industrial or commercial use is proposed which will require a septic system. | Yes [ ] | No [ ] |
| If the property within 183 metres (600 feet) of an abattoir (slaughter house)? | Yes [ ] | No [ ] |
| The application is for a new Plan of Subdivision. | Yes [ ] | No [ ] |

---

* "Usable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a residential purpose.

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Application for Consent  
Updated June 2016
septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section 8 is “Yes” the Health Unit comments will be required and a fee must be submitted with your application; Cheque should be made payable to County of Huron.

Health Unit Review Fee: $________
Severance resulting in 2 lots or fewer: $262.65
Severance resulting in 3 lots or more: $499.00
Total Paid $________

9. SKETCH CHECKLIST

The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please do not use pencils for completing sketch as they do not copy well.

Please check the boxes indicating that your sketch provides the following information:

☐ boundaries and dimensions of the land that is to be severed and the part that is to be retained;
☐ boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
☐ distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
☐ location of all land previously severed from the parcel;
☐ location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application
☐ location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
☐ location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retained lands, and the distance of each to the proposed new lot line;
☐ location of all buildings, wells, abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds) on the severed and retained lands, and the distance of each to the proposed new lot line;
☐ existing uses on adjacent land such as residential, agricultural and commercial uses;
☐ location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
☐ location and nature of any easements affecting the property.
☐ whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
10. **APPLICANT'S/OWNER'S DECLARATION**
   (This must be completed by the Person Filing the Application for the proposed development site.)

   I, ___________________________ of the ___________________________,
   (Name of Applicant) (Name of Town, Township, etc.)

   In the Region/County/District ___________________________, I solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to in Notes listed below.

**NOTES:**

Please be advised the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District ___________________________

In the Municipality of ___________________________

Signature ___________________________

This 12th day of April, 2017

Please Print name of Applicant

914572 Ontario Limited
11. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, 914572 Ont. Ltd., the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, Municipal staff and council members of the decision making authority to access to the subject site for purposes of evaluation of the subject application.

Signature: [Signature]
Date: [April 12, 2017]

12. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, 914572 Ont. Ltd., am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

[Agent's Name], [Agent's Position], to make this application on my behalf.

Date: [April 12, 2017]
Signature: [Signature]

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, [Owner's Name], am the owner of the land that is the subject of this application for a consent and, for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize

[Agent's Name], [Agent's Position], as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

Date: [April 12, 2017]
Signature: [Signature]
TO: PLANNING & DEVELOPMENT DEPT.

57 NAPIER STREET,

GODERICH ON N7A 1W2

FILE: B 26/17

914572 Ontario Ltd.

Mark Heimpel
Agent

Plan 432, Park
Lots 15, 16, 21, 22,
Pt Park Lots 9, 23
and 24 and Part of
Peter Street;
Turnberry,
Municipality of
Morris-Turnberry

<table>
<thead>
<tr>
<th>MUNICIPAL CONTROLS</th>
<th>YES or NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this transaction in conformity with your Official Plan?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have you a Restricted Area (Zoning) By-law in effect under the Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>If so, is this transaction in conformity with it?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Which of these services will be available and are connected to this land?</td>
<td>municipal water Yes</td>
</tr>
<tr>
<td>sanitary sewers</td>
<td>No</td>
</tr>
<tr>
<td>Electricity &amp; garbage collection</td>
<td>Yes</td>
</tr>
<tr>
<td>911 Addressing</td>
<td>Yes</td>
</tr>
<tr>
<td>If municipal water and septic sewers are available, but not connected, please note.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do the lots have direct access to a public road which is open and maintained by the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>Are the lots concerned subject to assessment under The Drainage Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does Council wish to impose Section 65 of the Drainage Act by the appointment of an engineer [65(1)] or by mutual agreement [65(6)]?</td>
<td>Not required</td>
</tr>
<tr>
<td>What is the surrounding land presently used for?</td>
<td>Urban</td>
</tr>
<tr>
<td>to the north</td>
<td>commercial/residential</td>
</tr>
<tr>
<td>to the south</td>
<td>industrial/commercial</td>
</tr>
<tr>
<td>to the east</td>
<td>residential/commercial</td>
</tr>
<tr>
<td>to the west</td>
<td>industrial/commercial</td>
</tr>
<tr>
<td>If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>Does Council foresee any new demands for municipal services as a result of this kind of application?</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>Does Council intend to provide any new municipal services as a result of this kind of application?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have the taxes been paid in full on the property subject to this severance?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDATIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does Council wish to recommend that up to 5% of the land be set aside for public purposes under Sec. 42(1) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>OR, alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 42(6) of the Act?</td>
<td>$300.00</td>
</tr>
<tr>
<td>Having regard to the matters noted in the attached letter, does Council recommend consent be given?</td>
<td></td>
</tr>
</tbody>
</table>

Why? Creation of a new lot conforms to Section 6.4.3 Industrial uses will be permitted in the areas designated Industrial. The Severance for easement purposes is required for access to the water and sewer connection.
Should consent be granted, what conditions, if any would Council wish to see attached?
1. $300.00 for cash in lieu of parkland
2. Connection to the Water and Sewer Services, provided by agreement from North Huron.
3. Site Plan agreement
4. Entrance onto Josephine Street North
5. That the severed lands be described in the Gregory Drain file, as the lands subject to the drainage assessment.
6. 911 number be assigned to the new lot, from Josephine Street North.
7. That the reduced road frontage onto Josephine Street North be recognized with a Zoning Amendment.

DATE: May 4, 2017. SIGNED-Clerk-
Consent Application Report – File # B 27/17

Name of Owner: 1822007 Ontario Ltd
Date: May 5 2017

Name of Agent: Heimpel Design Inc. c/o Mark Heimpel
Property Address: 71 North Street West
Property Description: Part of Park Lots 17, 18, 19 and 20, Plan 432, Wingham, being Part 3, 22R5995 and Parts 5, 6 & 7, 22R6223; Part of rdal btn Con 8 and Con 9, Turnberry (closed by HC 105449) being Parts 6 & 7, 22R6224

Recommendation: That provisional consent be:
X granted with conditions (attached)
defered
denied (referred to the Committee of the Whole, for a decision)

Purpose: enlarge abutting lot
create new lot
surplus farm dwelling
X right-of-way / easement
other:

Subject property: 3.2 ha
Official Plan Designation: Industrial
Zoning: VM1-3

Area subject to easement: .104 ha (25 acres)
Official Plan Designation: Industrial
Zoning: VM1-3

Review: This application:
X Is consistent with the Provincial Policy Statement (s. 3(5) Planning Act);
X Does not require a plan of subdivision for the proper and orderly development of the municipality (s. 53(1) Planning Act);
X Conforms with the Huron County Official Plan;
X Conforms with the Morris-Turnberry Official Plan;
X Conforms with the Huron County Zoning By-law (or will comply subject to a standard condition of rezoning or minor variance);

Has been recommended for approval by the local municipality, and
Has no unresolved objections/concerns raised (to date) from agencies or the public.
(Applications that do not meet all of the foregoing criteria will be referred to the Committee of the Whole for a decision)

Agency Comments:

<table>
<thead>
<tr>
<th>Municipality of Morris-Turnberry</th>
<th>Not Received or N/A</th>
<th>No Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maitland Valley Conservation Authority</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Township of North Huron</th>
<th>No Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Water Protection</td>
<td>X applied to File B26/17</td>
</tr>
</tbody>
</table>

Huron County Public Works
X

Additional Comments:
The subject property located at 71 North Street West is the site of Britespan Building Systems. The abutting property to the east fronts Josephine Street North, and is described as 'All of Park Lots 21 and 22, part of Park Lots 23 and 24, part of Peter Street, Registered Plan 432', is being developed by Britespan. Consent file B26/17 is being circulated concurrently to create a lot for this development.
Consent Application Report – File # B 27/17

The truck entrance to the Josephine Street North property is close to neighbouring residential uses. Because of the proximity to nearby houses, the Ministry of Environment and Climate Change Guideline D-6 Noise Study completed by GHD (March 27 2017) notes that an easement over 71 North Street will be provided as an alternate route for truck traffic to the Josephine Street North property should future truck traffic exceed one truck arriving or leaving the site per hour.

Consent File B27/17 is creating an easement over 71 North Street West in favour of the Josephine Street North property to provide an alternate truck access route to the Josephine Street North property.

Section 50(3) f) of the Planning Act allows consents for easement purposes.

Recommended Conditions (denoted by X)

Expiry Period
X Conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused. Provided the conditions are fulfilled within one year, the application is valid for two years from the date of notice of decision.

Municipal Requirements
X All municipal requirements, financial or otherwise, be met to the satisfaction of the Municipality (for example: servicing connections, cash-in-lieu of park dedication, property maintenance, compliance with zoning by-law provisions for structures).

Survey/Reference Plan or Registerable Description
X Provide to the satisfaction of the County:
   a) a survey showing the lot lines of the easement, and
   b) a reference plan based on the approved survey.

Other condition:
X File B27/17 is one of two applications regarding the Britespan development and is to be filed concurrently with file B26/17 to the satisfaction of the Planning Department.

May 5 2017

Susanna Reid, Planner

Date
NOTICE OF AN APPLICATION FOR CONSENT FOR SEVERANCE

DATE: April 21, 2017

File # B 27/17

TO:

- Owner/Applicant – 1822007 Ontario Inc. c/o Jenny Hogervorst/Heimpel Design Inc. c/o Mark Heimpel
- Clerk-Administrator Municipality of Morris-Turnberry
- Abutting Municipality with 1 km of subject property – Township of North Huron, Jeff Molenhuis
- Huron County Public Works
- Maitland Valley Conservation Authority
- Donna Clarkson, Ausable Bayfield Maitland Valley Source Protection Region
- Dale Erb, B.M. Ross
- Susanna Reid, Planner, Huron County Planning Department

Enclosed is a copy of an application for Consent for your review and comments to the Huron County Planning & Development Department.

LOCATION OF PROPERTY

Municipality: Morris-Turnberry
Lot: Part of Park Lots 17, 18, 19 & 20, Plan 432, Wingham, being Part 3, 22R5995 and Parts 5, 6 & 7, 22R2824, Turnberry; Part of Peter Street, Plan 432, Wingham (closed by HC105449) being Parts 6, 7, 8, 9, 10, 22R6223; Part of rdal btn Conc 8 & Conc 9, Turnberry (closed by HC 105449) being Parts 6 & 7, 22R3224
Owner: 1822007 Ontario Inc. c/o Jenny Hogervorst Applicant-Agent: Heimpel Design inc. c/o Mark Heimpel

PURPOSE AND EFFECT

The purpose and effect of this application is for the creation of an easement. The easement land is approximately 6 metres wide and covers approximately 1856 square metres. It is proposed the easement will provide an alternate truck access route for adjacent property which would be created under a consecutive application for consent for severance, B 29/17. The land to be retained is approximately 32,020 square metres and contains an existing one storey building.

LAST DAY FOR RECEIVING COMMENTS

We would appreciate your comments by May 15, 2017 as to whether or not your department or agency has any comments to this severance and whether or not any conditions should be imposed. We will assume you have no objections to the application if no comments are received by the time specified. If this does not provide you with sufficient opportunity to consider the application, please advise.

DECISION AND APPEAL

If you wish to be notified of the decision in respect to the proposed consent, you must make a written request to the Huron County Planning & Development Department c/o Mrs. Senga Smith, Land Division Secretary, Huron County Consent Granting Authority at 57 Napier Street, 2nd Floor, Goderich, Ontario, N7A 1W2.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make written submission to the Huron County Planning Department before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION

"Planning with the community for a healthy, viable and sustainable future."
Further information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

Huron County Planning & Development Department
57 Napier Street, 2nd Floor, Goderich, Ontario N7A 1W2

Alternatively, you may review the application at the local municipal office.
APPLICATION FOR CONSENT
COUNTY OF HURON

1. PRE-SUBMISSION CONSULTATION
Applicants are strongly encouraged to contact the County and speak/meet with the Planner assigned to the Municipality before submitting an application for information specific to their application.

Date of Applicant's consultation meeting with County Planner assigned to Municipality: ____________________________

2. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>Name of Applicant</th>
<th>Name of Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>1822007 Ontario Inc</td>
<td>[ ] Check if same as Applicant</td>
</tr>
<tr>
<td>Telephone Numbers</td>
<td>Telephone Numbers</td>
</tr>
<tr>
<td>Home Work</td>
<td>Home Work</td>
</tr>
<tr>
<td>Fax Cell</td>
<td>Fax Cell</td>
</tr>
<tr>
<td>Email <a href="mailto:bhogervort@briteseanbuildings.com">bhogervort@briteseanbuildings.com</a></td>
<td>Email</td>
</tr>
<tr>
<td>Address 86508 St. Helen's Line, R.R.#1 Lucknow, ON</td>
<td>Address</td>
</tr>
<tr>
<td>Postal Code NOG 2H0</td>
<td>Postal Code</td>
</tr>
<tr>
<td>Agent Selisilor name (if known) Heimpel Design Inc c/o Mark Heimpel</td>
<td></td>
</tr>
<tr>
<td>Address 95 Bloomingdale Road North Kitchener ON N2K 1A5</td>
<td>Tel: 519-497-4561 Email: <a href="mailto:heimpeldesign@gmail.com">heimpeldesign@gmail.com</a></td>
</tr>
<tr>
<td>Correspondence to be sent to: [ ] to all parties, or [ ] applicant, and/or [ ] owner.</td>
<td></td>
</tr>
<tr>
<td>Entire Parcel</td>
<td></td>
</tr>
</tbody>
</table>

3. LOCATION OF THE SUBJECT PROPERTY – SEVERED & RETAINED (Complete applicable lines)

<table>
<thead>
<tr>
<th>Municipality: Morris-Turnberry</th>
<th>Legal Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession:</td>
<td>Ward:</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot Number(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td>Municipal Address (911 number and street/road name):</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>71 North St (entire property and retained parcel)</td>
<td>Street Number: 71 North St (retained parcel)</td>
</tr>
<tr>
<td>Roll # (if available) 4060-490-023-00125-0000</td>
<td></td>
</tr>
</tbody>
</table>

a) Are there any right-of-way easements or restrictive covenants affecting the severed or retained land? [ ] Yes [ ] No [x] If Yes, describe the location of the right-of-way or easement or covenant and its effect: ____________________________

b) Is any of the severed or retained land in Wellhead Protection Area C? [ ] Yes [ ] No [ ] Unknown [ ] If Yes, please obtain a Restricted Land Use Permit from the Risk Management Official. If Unknown, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary. Restricted land use notice (clean water act section 59) for 71 North St Wingham - attached
3. **PURPOSE OF THE APPLICATION**

**Type of proposed transaction:** (Check appropriate box)

<table>
<thead>
<tr>
<th>Transfer:</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ creation of a new lot</td>
<td>☐ charge</td>
</tr>
<tr>
<td>☐ addition to a lot</td>
<td>☐ lease</td>
</tr>
<tr>
<td>☐ an easement</td>
<td>☐ correction of title</td>
</tr>
<tr>
<td>☐ other purpose (please specify)</td>
<td></td>
</tr>
</tbody>
</table>

Briefly, describe the proposed transaction.

*Easement on existing Britespan Building Systems property located at 71 North St to provide an alternate truck access route for adjacent property. Legal Description for adjacent property: All of Park Lots 21 & 22, part of Park Lots 23 & 24, part of Peter Street.*

Name(s) of person(s), if known, to which land or interest in land is to be transferred, leased or charged:

If a surplus severance, provide legal description and locations of other farm holdings of owner/purchaser.

If a lot addition, identify the lands to which the parcel will be added.

<table>
<thead>
<tr>
<th>Municipality:</th>
<th>Ward:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concession:</td>
<td>Lot Number(s):</td>
</tr>
<tr>
<td>Registered Plan:</td>
<td>Lot(s) Block(s):</td>
</tr>
<tr>
<td>Reference Plan:</td>
<td>Part Number(s):</td>
</tr>
<tr>
<td>Name of Street/Road:</td>
<td>Street Number:</td>
</tr>
</tbody>
</table>

4. **DESCRIPTION OF SUBJECT LAND**  
*See attached site plan*

**Description land intended to be severed: Easement**

- **a) Frontage:** 6 meters
- **Depth:** 217 meters
- **Area:** 1,866 square meters
- **Existing Use(s):** Industrial
- **Proposed Use(s):** Industrial
- **Existing Building(s) or Structure(s):** None
- **Proposed Building(s) or Structures: None**

- **b) Type of access:** (check appropriate space)
  - ☑ provincial highway
  - ☐ county road
  - ☑ municipal road, maintained all year
  - ☐ municipal road, seasonally maintained
  - ☐ other

- **c) Type of water supply proposed:** (check appropriate space)
  - ☑ publicly owned and operated piped water system
  - ☐ privately owned and operated individual well

**Description land intended to be retained: Entire parcel**

- **a) Frontage:** 150.97 meters
- **Depth:** 221.28 meters
- **Area:** 32,020 square meters
- **Existing Use(s):** Industrial
- **Proposed Use(s):** Industrial
- **Existing Building(s) or Structure(s):** One storey 3,795 square meters area
- **Proposed Building(s) or Structures: N/A**

- **b) Type of access:** (check appropriate space)
  - ☐ provincial highway
  - ☐ county road
  - ☑ municipal road, maintained all year
  - ☐ municipal road, seasonally maintained
  - ☐ other

- **c) Type of water supply proposed:** (check appropriate space)
  - ☑ publicly owned and operated piped water system
  - ☐ privately owned and operated individual well

[Application for Consent  
Updated June 2016]
private owned and operated communal well
☐ lake or other water body
☐ other means (please specify) _______

☐ publicly owned & operated sanitary sewage system
☐ privately owned & operated individual septic tank
☐ privately owned & operated communal septic system
☐ privy
☐ other means (please specify) _______

☐ publicly owned & operated sanitary sewage system
☐ privately owned & operated individual septic tank
☐ privately owned & operated communal septic system
☐ privy
☐ other means (please specify) _______

5. LAND USE
a) What is the existing Official Plan designation of the property? Industrial

b) What is the zoning of the property? VM1 - Special

c) Are any of the following uses or features on the subject land or within 500 metres of the subject land? Please respond “yes” or “no” to each use or feature.

<table>
<thead>
<tr>
<th>Use or Feature</th>
<th>On the Subject Land (yes or no)</th>
<th>With 500m of subject land, unless otherwise specified (indicate approximate distance) (yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>An agricultural operation, including livestock facility or stockyard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A landfill</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>A sewage treatment plant or waste stabilization plant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A provincially significant wetland (Class 1, 2 or 3 wetland)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A provincially significant wetland within 120m of the subject lands</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Flood plain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A rehabilitated mine site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A non-operating mine site within 1 km of the subject land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An active mine site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An industrial or commercial use (specify the use(s))</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A former industrial or commercial use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An active railway line</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A municipal airport</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An underground storage tank or buried waste</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A current Environmental Site Assessment for the site or has one been prepared within the last 5 years. If yes, please submit with application.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Application for Consent
Updated June 2016
6. HISTORY OF PROPERTY
a) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Section 51 of the Planning Act or a consent under Section 53 of the Planning Act? Yes □ No □ Unknown □

If Yes, and known, provide file number of the application and the decision made on the application.

File Number: __________________________________________
Decision: __________________________________________

b) If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

________________________________________________________________________________________________________________________________________________

c) Is the subject land reserved for manure applications under the nutrient management plan or manure agreement that was submitted to the municipality? Yes □ No □

d) Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act? Yes □ No □ Unknown □

If Yes, provide for each severed, the date of transfer, the name of the transferred and the land use.

________________________________________________________________________________________________________________________________________________

7. PROVINCIAL POLICY: Is the application consistent with the provincial policy statement issued under Section 3 (1) of the Planning Act? Yes □ No □ Unknown □

8. HEALTH UNIT REVIEW
Please answer Section A OR Section B, depending on the type of servicing available.

Section A - Where SANITARY SEWERS are available.

Is the property within 183 metres (600 feet) of an abattoir? (slaughter house) Yes [ ] No [ X ]

Section B - Where SEPTIC SYSTEMS are available.

<table>
<thead>
<tr>
<th>Statement</th>
<th>Yes [ ] No [ ]</th>
</tr>
</thead>
<tbody>
<tr>
<td>The application is for the creation of a new lot for which the primary use will be a new dwelling (other than a new dwelling on a farm).</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>The severed parcel contains a residence or other building(s) serviced by an on-site sewage system?</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>If you answered Yes; is the on-site sewage system older than 5 years of age?</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>If you answered Yes; has the on-site sewage system been inspected by a licenced contractor within the past 3 years?</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>If you answered Yes; you are required to provide a certificate of inspection with your application.</td>
<td></td>
</tr>
<tr>
<td>If you answered No; you will be required to have an inspection carried out and provide a certificate of inspection as a condition of consent (severance) approval.</td>
<td></td>
</tr>
<tr>
<td>Is the property less than 4 hectares (1 acre) in area?</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>Does the property have less than 2 hectares (1/2 acre) of &quot;useable land&quot;* for a septic tank and tile bed? See definition of &quot;useable land&quot;* below.</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>I am uncertain of the location of the existing septic tank and tile bed on the property.</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>There will be more than one dwelling unit on each lot.</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>An industrial or commercial use is proposed which will require a septic system.</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>Is the property within 183 metres (600 feet) of an abattoir (slaughter house)?</td>
<td>Yes [ ] No [ ]</td>
</tr>
<tr>
<td>The application is for a new Plan of Subdivision.</td>
<td>Yes [ ] No [ ]</td>
</tr>
</tbody>
</table>

* "Useable Land" means an area of land with suitable original soil for the installation of a Class 4 subsurface sewage disposal system, free of any buildings, structures, swimming pools, etc. and such land is or will be used solely for a...
septic tank and tile bed and any future replacement of the tile bed, and which area is at least 3 metres (10 feet) from any property line, at least 15 metres (50 feet) from any drilled well, at least 30 metres (100 feet) from any dug well, at least 15 metres (50 feet) from any top-of-bank of a watercourse or lake, not located in a flood plain, not located in an environmentally sensitive area, and does not contain field tile or other artificial drainage. (Other restriction may apply according to legislation).

Note: Regardless of the results from Section A or B, some applications may require comments from the Health Unit as identified through the planning process. In these cases, the relevant fee shall apply.

If the answer to any question in Section 8 is “Yes” the Health Unit comments will be required and a fee must be submitted with your application: Cheque should be made payable to County of Huron.

Health Unit Review Fee:
Severance resulting in 2 lots or fewer: $262.65
Severance resulting in 3 lots or more: $499.00
Total Paid

9. SKETCH CHECKLIST
The application shall be accompanied by a clean, legible sketch showing the following information. Failure to supply this information will result in a delay in processing the application. Please do not use pencils for completing sketch as they do not copy well.

- Please check the boxes indicating that your sketch provides the following information:
  - boundaries and dimensions of the land that is to be severed and the part that is to be retained;
  - boundaries and dimensions of any land owned by the owner of the subject land that abuts the severed and retained land;
  - distance between the subject land and the nearest township lot line and/or landmark, such as a railway crossing or bridge;
  - location of all land previously severed from the parcel;
  - location of all wells, including abandoned wells, on neighbouring properties within 30m of lot lines of both the severed and retained lands subject to this consent application;
  - location of all natural and artificial features in the subject land and adjacent lands such as railways, roads, watercourses, drainage ditches, field drains, river or stream banks, wetlands, wooded areas and the location and nature of any easement affecting the subject land;
  - location of all buildings, all wells, including abandoned wells and all components of a sewage system (i.e. septic tanks and weeping beds, communal sewage systems) on the severed and retrained lands, and the distance of each to the proposed new lot line;
  - existing uses on adjacent land such as residential, agricultural and commercial uses;
  - location of beach access - if the property is a recreational property, adjacent to or in proximity to the waterfront;
  - location and nature of any easements affecting the property;
  - whether sewage disposal will be provided by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.

Application for Consent
Updated June 2016
11. APPLICANT'S/OWNER'S DECLARATION
(This must be completed by the Person Filing the Application for the proposed development site.)

Jenny Hagerwooks of the Huron County - Moriv Turnberry

In the Region/County/District of Huron, I solemnly declare that all of the statements contained in this application and supporting documentation are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canada Evidence Act." I hereby acknowledge and accept the requirements and costs referred to in Notes listed.

NOTES:
Please be advised that the responsibility for filing a complete application rests solely with the owner/applicant. Anything not requested or applied for in this application and subsequently found to be necessary (which may require another application(s) and fee(s)) are the sole responsibility of the owner/applicant. The County/Municipality will address only the application as applied for, and any items that are not included in the application are not the responsibility of the County/Municipality.

All studies required to support this application shall be at the expense of the applicant and included at the time of submission as a complete application. Where the County/Municipality incurs costs for the peer review of any consultants' reports or fees for legal opinions, the County/Municipality will be reimbursed such costs by the applicant.

In the event of third-party appeals to applications approved by the County/Municipality, the applicant may be responsible for some or all of the legal and other costs incurred by the County/Municipality, at the discretion of the County/Municipality.

DECLARED before me at:
Region/County/District

In the Municipality of Morris Turnberry

This 31st day of April, 2017

[Signature]  
Jenny Hagerwooks

Please print name of Applicant

Signing authority for
1822007 Ontario Inc

Murray William King, Notary Public,
County of Huron, limited to the
attestation of instruments and the
taking of affidavits, for Brilespan
Building Systems Inc. and its
subsidiaries, associated companies and
affiliates. Expires April 15, 2019

Application for Consent
Updated December 20, 2019
12. OWNER/APPLICANT'S CONSENT DECLARATION

In accordance with the provisions of the Planning Act, it is the policy of the County Planning Department to provide the public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I, the owner/the authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the County of Huron staff, municipal staff and council members of the decision making authority to have access to the subject site for purposes of evaluation of the subject application.

If the application is deemed incomplete, the applicant has 60 days to provide the necessary information. After 60 days has lapsed, the application and fee will be mailed back to the applicant.

Signature: ___________________________ Date: ____________

Print Name: __________________________ Title: ____________

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.

13. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

Authorization of Owner for Agent to Make the Application

I, __________________________________, am the owner of the land that is the subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize __________________________________ to make this application on my behalf.

Signature: ___________________________ Date: ____________

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

Authorization of Owner for Agent to Provide Personal Information

I, __________________________________, am the owner of the land that is the subject of this application for a consent and, for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize __________________________________, as my agent for this application to provide any of my personal information that will be included in this application or collected during the process of the application.

Signature: ___________________________ Date: ____________

Print Name: __________________________ Title: ____________

Note: Where the owner is a firm or corporation, the person signing this section shall state that he/she has authority to bind the corporation or affix the corporate seal.
Proposed severed property under Application B 2617

Subject Property Britespan Building Systems Fabric Facility
VC2 zoning proposed change to VM1-special (severed parcel)

Residential VD-2 zone

Existing Building Systems Distribution Facility
71 North Street VM1-special zoning

Existing Building one story

Proposed Building (allowance) one story

Proposed area 1,120 sq. m.

SWM Retention Pond Area

Drainage swale

North Street

Site Plan

Overall Site Plan Concept

Proposed Fabric Facility
Britespan Building Systems
Josephine Street, Wingham ON

Issued for Planning Applications
April 5 2017
Drawing No. SP1.0
TO: PLANNING & DEVELOPMENT DEPT.

57 NAPIER STREET,
GODERICH ON N7A 1W2

FILE: B 27/17

1822007 Ontario Inc.

Mark Heimpel
Agent

Plan 432, Lots 17-20 and Pt. Closed
Peter Street; Part 3
22R5995, Parts
5,6,7, 22R 2824;
Parts 6-10 22R6223;
Parts 6 & 7 22R6224;

Turnberry,
Municipality of
Morris-Turnberry

<table>
<thead>
<tr>
<th>MUNICIPAL CONTROLS</th>
<th>YES or NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is this transaction in conformity with your Official Plan?</td>
<td>Yes</td>
</tr>
<tr>
<td>Have you a Restricted Area (Zoning) By-law in effect under the Act?</td>
<td>Yes</td>
</tr>
<tr>
<td>If so, is this transaction in conformity with it?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITIONAL INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Which of these services will be available and are connected to this land?</td>
<td>municipal water</td>
</tr>
<tr>
<td>sanitation sewers</td>
<td>Yes</td>
</tr>
<tr>
<td>Electricity &amp; garbage collection</td>
<td>Yes</td>
</tr>
<tr>
<td>911 Addressing</td>
<td>Yes</td>
</tr>
<tr>
<td>If municipal water and septic sewers are available, but not connected, please note.</td>
<td>N/A</td>
</tr>
<tr>
<td>Do the lots have direct access to a public road which is open and maintained by the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>Are the lots concerned subject to assessment under The Drainage Act?</td>
<td>No</td>
</tr>
<tr>
<td>Does Council wish to impose Section 65 of the Drainage Act by the appointment of an engineer [65(1)] or by mutual agreement [65(6)]?</td>
<td>No</td>
</tr>
<tr>
<td>What is the surrounding land presently used for?</td>
<td>to the north agricultural/residential to the east industrial/commercial</td>
</tr>
<tr>
<td>to the south industrial/commercial to the west commercial/agricultural</td>
<td></td>
</tr>
<tr>
<td>If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?</td>
<td>N/A</td>
</tr>
<tr>
<td>Does Council foresee any new demands for municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Does Council intend to provide any new municipal services as a result of this kind of application?</td>
<td>No</td>
</tr>
<tr>
<td>Have the taxes been paid in full on the property subject to this severance?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDATIONS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Does Council wish to recommend that up to 5% of the land be set aside for public purposes under Sec. 42(1) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>OR, alternatively, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 42(6) of the Act?</td>
<td>No</td>
</tr>
<tr>
<td>Having regard to the matters noted in the attached letter, does Council recommend consent be given?</td>
<td></td>
</tr>
<tr>
<td>Why?</td>
<td>Severance is for easement purposes for a truck route.</td>
</tr>
</tbody>
</table>
Should consent be granted, what conditions, if any would Council wish to see attached?
No conditions.

DATE: May 4, 2017.  SIGNED-Clerk-
BY-LAW NO. 44-2017


WHEREAS, The Municipal Act S.O. 2001, c. 25, as amended, Section 20(1) authorizes that a municipality may enter into an agreement with one or more municipalities or local bodies, as defined in Section 19 of the Act, or combination of both to jointly provide, for their joint benefit, any matter which all of them have the power to provide within their own boundaries.

AND WHEREAS, the Council of the Municipality of Morris-Turnberry is agreeable to enter into an Agreement with the Township of North Huron, to have water and sewer service supplied to the owners or occupants of land beyond the limits of the municipality in the Municipality of Morris-Turnberry;

NOW THEREFORE, the Council of the Municipality of Morris-Turnberry enacts as follows:

1.0 That the Municipality of Morris-Turnberry enter into an agreement to receive water and sewer service for the owners or occupants of land on the edge of the Town of Wingham, located in the Municipality of Morris-Turnberry and serviced by the Township of North Huron;

2.0 That the Mayor and Clerk be authorized to sign the agreement as attached as Schedule 'A';

3.0 That By-law No. 55-2014 passed under the authority of this Act on the 2nd day of September, 2014, is hereby rescinded and repealed;

4.0 This By-law shall come into full force and effect upon its final passage;

5.0 This By-law may be cited as the "The Cross-Border Servicing Agreement By-law".

Read a first, second, and third time and finally passed this 9th day of May, 2017.

__________________________ Mayor, Paul Gowing

__________________________ Clerk, Nancy Michie
CROSS-BORDER SERVICING AGREEMENT

THIS AGREEMENT dated this ___ day of ____________, 2017.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF NORTH HURON
(Hereinafter called “North Huron”)

OF THE FIRST PART

— and —

THE CORPORATION OF THE MUNICIPality OF MOrRIS-TURNBERRY
(Hereinafter called “Morris-Turnberry”)

OF THE SECOND PART

WHEREAS Section 20 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes a municipality to enter into an agreement with one or more municipalities or local bodies to jointly provide, for their joint benefit, any matter which all of them have the power to provide within their own boundaries;

AND WHEREAS North Huron currently provides potable water to, and receives and treats wastewater from, properties located in Morris-Turnberry;

AND WHEREAS additional sanitary sewers, sewer outlets, water mains, outlets, connections and other municipal services (the “Services”) may at the discretion of North Huron be constructed and extended onto properties located in Morris-Turnberry and be serviced by North Huron;

AND WHEREAS the parties hereto wish to set out their respective rights and obligations regarding the provision of municipal services to properties located in Morris-Turnberry by North Huron.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants and agreements contained herein and the sum of two dollars ($2.00) paid by each of the parties hereto to the other party hereto, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:
GENERAL TERMS OF SERVICING

1. Attached hereto as Schedule “A” is a list of properties located within Morris-Turnberry which shall be serviced with potable water provided by North Huron during the term of this Agreement (the “Water Properties”).

2. Attached hereto as Schedule “B” is a list of properties located within Morris-Turnberry which shall be serviced with wastewater services provided by North Huron during the term of this Agreement (the “Sanitary Sewer Properties”).

3. Attached hereto as Schedule “D” and “E” is Township of North Huron Application for Water and Sewer Service. These applications must be completed by the applicant and submitted to the North Huron Director of Public Works as part of the process to connect to the water and sewer systems.

4. Attached hereto as Schedule “F” is Morris Turnberry Annual Financial Contribution Summary to North Huron services in accordance with Clause 3 c) i) of the Township of North Huron Cross Border Services Policy. Such schedule shall be reviewed at least once during the term of the agreement, and may be renegotiated to the agreement of both parties. North Huron reserves the right to request an amendment to this schedule in conjunction with new service requests from Morris Turnberry.

5. All servicing requests and inquiries must be directed to the North Huron Director of Public Works. For all Morris Turnberry properties requiring servicing, North Huron shall be engaged during the pre-consultation stage, and shall be circulated on Site Plan and Site Servicing drawings as a commenting agency. At its own discretion, North Huron may request additional information with respect to capacity, peak demands or sewage treatment requirements specific to the proposed development. North Huron may seek advice from the Operating Authority and/or third party consultants to verify system adequacy or potential constraints. Costs for third party review shall be borne by Morris Turnberry, or through an Agreement with Developer, at the discretion of North Huron.

6. Developments deemed to be large water users, those requiring higher peak demands or producing sewage effluent with constituents or flow rates exceeding the thresholds in the sewer use by-law will be considered on an individual basis, regardless of whether they have been included in the attached Schedules “A” or “B”. North Huron reserves the right to approve or deny any request to connect to North Huron water or sanitary sewer systems based on North Huron’s ability to meet the specific needs of the individual development. North Huron may require an Agreement directly with Developers, at the sole discretion of North Huron. Such Agreements may address such matters as establishment of thresholds for daily/peak flows, or effluent constituents, requirement for on-site sewage pre-treatment systems, additional fees for exceedance of established parameters, penalties or fines for non-compliance or any other requirements deemed necessary by North Huron.

7. The parties hereby acknowledge and agree that the Water Properties and the Sanitary Sewer Properties shall only be serviced by North Huron provided there is sufficient capacity available to North Huron to first meet the needs of its own residents.
8. The provision of potable water and sanitary sewer services to the Water Properties and the Sanitary Sewer Properties shall not be construed to mean that North Huron will support and/or provide these or other municipal services to any other lands that are not subject to a municipal servicing agreement approved by North Huron, now or in the future.

9. The Services, installed to the property line and including the water meter, shall remain in the ownership of North Huron and all maintenance, repairs, alterations and replacement of the Services shall be carried out by North Huron or its agents to North Huron's sole satisfaction.

10. North Huron and Morris-Turnberry agree that the Capacity Assignment listed on Schedules “A” & “B” will be reviewed at least once during the term of the agreement, and may be amended or reassigned at the sole discretion of North Huron.

WATER SERVICING

11. The parties agree that the municipal water Services extended from North Huron to the Water Properties pursuant to this Agreement shall only be used to service the Water Properties within the volumes assigned in Schedule “A” during the term of this Agreement unless otherwise permitted by North Huron in writing. Without limiting the generality of the foregoing, no connections shall be made to the Services without North Huron’s prior written consent, which may be withheld in its sole discretion.

12. Morris-Turnberry shall ensure that all Water Properties have an installed water meter supplied by North Huron.

13. North Huron shall be responsible for the maintenance, repairs and replacement of the municipal water Services, pursuant to this agreement, on public lands or easements within both North Huron and Morris-Turnberry, and Morris-Turnberry hereby grants to North Huron the irrevocable right in the nature of an easement to enter on, over, into and under such lands for such purposes.

14. North Huron may, at North Huron’s expense, conduct periodic watermain leak detection on the water service infrastructure, pursuant to this agreement, within Morris-Turnberry’s boundaries. If the leak detection levels are of concern to North Huron, Morris-Turnberry shall initiate a watermain repair program, at Morris-Turnberry’s expense, for the water services located on public lands within Morris-Turnberry and water services located within easements in favour of Morris-Turnberry within a reasonable period of time. Any dispute between the parties as to the leak detection levels and/or the necessity to undertake a watermain repair program shall be resolved by an independent third party consulting engineer collectively retained and mutually agreed upon and paid for by the parties, and the decision of the third party consulting engineer shall be binding on the parties.

15. The parties agree that there shall be no private wells allowed to be cross-connected with the municipal water Services system or to discharge to the municipal sanitary Services without the prior written approval of both North Huron and Morris-Turnberry.
16. The parties agree that water Services under this Agreement shall be designed to prevent the backflow of non-potable or contaminated water into the municipal water Services.

SANITARY SEWER SERVICING

17. The parties agree that the municipal sanitary sewer portion of the Services extended from North Huron to the Sanitary Sewer Properties pursuant to this Agreement shall only be used to service the Sanitary Sewer Properties within the volumes assigned in Schedule “B” during the term of this Agreement unless otherwise permitted by North Huron in writing. Without limiting the generality of the foregoing, no additional connections or capacity shall be made to the Services without North Huron’s prior written consent, which may be withheld in its sole discretion.

18. North Huron shall be responsible for the maintenance, repairs and replacement of the sanitary sewer Services, pursuant to this agreement, on public lands or easements within both North Huron and Morris-Turnberry, and Morris-Turnberry hereby grants to North Huron the irrevocable right in the nature of an easement to enter on, over, into and under such lands for such purposes.

19. The sanitary sewage volumes shall be calculated using a monthly average with the assumption that the sanitary sewage flow will be equal to the potable water usage. Alternately, Morris-Turnberry, at their expense, may have a suitable sanitary sewage flow measuring device installed and maintained at any individual sewer property, at North Huron’s sole discretion.

20. The parties agree that sanitary sewer Services under this Agreement shall be designed and installed to strictly prohibit the connection of foundation drains, roof leaders and any other surface or ground waters from entering the sanitary sewer Services.

FINANCIAL

21. The Council of North Huron shall set the water service rates and the sewage service rates for users outside the boundaries of North Huron. The parties agree that the rates for such services are set out in the current Township of North Huron Rates and Fees By-law. The rates in effect at the time of the passing of this Agreement are attached Schedule “C”. North Huron shall have the authority to amend the water service rates and/or the sewage service rates from time to time, without notice and in its sole discretion, provided that rates for users outside the boundaries of North Huron shall not exceed 150% of the rates paid by similar users within the boundaries of North Huron.

22. North Huron agrees to read and maintain the water meters and all related water supply and sewage collection facilities constructed to serve the Water Properties and the Sanitary Sewer Properties.

23. Morris-Turnberry shall collect from the owners and/or tenants of the Water Properties and the Sanitary Sewer Properties their proportionate share of the water service rates and the sewage service rates. Morris-Turnberry shall pay to North Huron, within thirty (30) days of receipt of an
invoice from North Huron, the full amount of the outstanding water service rates and sewage service rates owing for the applicable period regardless of whether or not Morris-Turnberry has been able to collect the proportionate share from the end-user. Any delay in payment shall result in penalty charges and interest accruing consistent with North Huron’s standard practice for overdue utility accounts.

24. Morris-Turnberry agrees to pay to North Huron its proportionate share of the replacement cost of water and sanitary sewage Services incurred by North Huron which is attributable to the increased volume and use required to service the Water Properties and the Sanitary Sewer Properties. The replacement cost shall be calculated as per the Capital Charge or Infrastructure Recovery Fee set out in Schedule “C” to this Agreement. North Huron shall have the authority to amend the Capital Charge or Infrastructure Recovery Fee from time to time, without notice and in its sole discretion, based on the opinion of a duly qualified professional engineer.

25. Morris-Turnberry agrees to pay to North Huron a Hydrant Charge as set out in Schedule “C”.

26. The cost to install water and/or sewage services shall be based on the actual cost to install the service to the property line of the Water Property or the Sanitary Sewer Property, as the case may be, as per the Connection Charge as set out in Schedule “C” to this Agreement. The Charge or Fee shall be recoverable from Morris-Turnberry by North Huron in the same manner as the water service rates and the sewage service rates.

27. Morris-Turnberry shall reimburse North Huron for its cost of preparing this Agreement.

GENERAL

28. Morris-Turnberry shall adopt and enforce a sewer use by-law for the control of discharges to municipal sewers that contains the same provisions and is consistent with By-law No. 63-2010 of North Huron. In the event By-law No. 63-2010 is amended or replaced, Morris-Turnberry shall as soon as practicable amend or replace its sewer use by-law to ensure the by-laws remain consistent with the North Huron By-law. Morris-Turnberry shall provide a copy of its most current sewer use by-law to North Huron.

29. Morris-Turnberry shall indemnify and hold harmless North Huron from and against any and all actions, causes of action, suits, claims, demands and costs of any nature or kind whatsoever arising under or in way related to this Agreement or the Services, unless such costs are due solely to the negligence of North Huron.

30. All disputes relating to this Agreement shall be resolved by arbitration in accordance with the following procedure:

(a) the party wishing to commence the arbitration process shall give written notice to the other party advising that it is exercising its right to submit the issue in dispute to arbitration by a single arbitrator (the “Arbitrator”) and providing the names of three (3) potential Arbitrators who are acceptable to it;

(b) within ten (10) days of receipt by the other party of the notice referenced in subsection 30(a), the parties shall agree upon an Arbitrator, either one named in such notice or
otherwise, failing which either party may seek the appointment of an Arbitrator by a judge of the Superior Court of Justice (Ontario):

(c) the arbitration shall be conducted in accordance with the provisions of the Arbitration Act, 1991 S.O. 1991, c 17, or its successor legislation as the case may be; and

(d) the Arbitrator's award shall be in writing, shall state the reasons for the award, may include an award of costs (including reasonable legal fees and disbursements and fees and expenses of the Arbitrator) and shall be binding on the parties.

31. In the event of an occurrence of an unauthorized connection or alteration to the Services, or the extension of water services and/or sanitary sewer services to any property not set out in Schedules “A” or “B” to this Agreement, North Huron shall have the authority to immediately terminate the provision of water services and/or sanitary sewer services to the Water Properties and/or the Sanitary Sewer Properties.

32. This Agreement will come into effect on the date that it is signed by the last of the parties and shall terminate on September 1, 2019 unless either party provides notice in writing to the contrary at least one (1) year in advance of the first or any subsequent termination date, the agreement will be automatically renewed for successive periods of five (5) years. The parties hereto agree that this Agreement may not be amended except with the mutual written consent of both parties. Any written notice or account under this Agreement shall be deemed properly given if either mailed or delivered by facsimile to the parties at the addresses as follows:

(a) To North Huron:

The Corporation of the Township of North Huron,
PO Box 90,
274 Josephine Street,
WINGHAM, ON N0G 2W0
Attn: Kathy Adams, Director of Corporate Services, Deputy Clerk
Fax: 519.357.1110

(b) To Morris-Turnberry:

The Corporation of the Municipality of Morris-Turnberry
41342 Morris Road,
PO Box 310,
BRUSSELS, ON N0G 1H0
Attn: Nancy Michie, Administrator Clerk-Treasurer
Fax: 519.887.6424

33. This Agreement shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws of the Province of Ontario and the laws of Canada applicable therein.
34. This Agreement supersedes the North Huron/Morris-Turnberry Cross Border Servicing Agreement, dated September 2nd, 2014.

35. This Agreement may be executed in counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument and shall be effective as of the formal date hereof. This Agreement may also be executed by facsimile or pdf, and any signature contained hereon by facsimile or pdf shall be deemed to be equivalent to an original signature for all purposes. Any party delivering this Agreement by facsimile or pdf, shall forthwith deliver originally executed copies to the other party hereto.

IN WITNESS WHEREOF this Agreement has been executed by the proper signing officers of the parties, who have been duly authorized in that regard.

THE CORPORATION OF THE
TOWNSHIP OF NORTH HURON

Per: __________________________
    Neil Vincent
    Reeve

Per: __________________________
    Kathy Adams
    Director of Corporate Services,
    Clerk

THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-
TURNBERRY

Per: __________________________
    Paul Gowing
    Mayor

Per: __________________________
    Nancy Michie
    Administrator Clerk-Treasurer
**SCHEDULE “A”**

**WATER PROPERTIES**

<table>
<thead>
<tr>
<th>Roll Number</th>
<th>Owner</th>
<th>Property Description</th>
<th>Capacity (m³/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 60 540 001 00805</td>
<td>Joe Kerr Ltd.</td>
<td>Con 1 Pt Lot 7 As RP 22R-2829 Part 1</td>
<td>2</td>
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<tr>
<td>40 60 540 001 00900</td>
<td>Leslie Motors Ltd.</td>
<td>Con 1 Pt Npt Lot 7 and 8 as RP 22R2829 Part 3</td>
<td>2</td>
</tr>
<tr>
<td>40 60 540 001 00905</td>
<td>MW Simpson Construction Ltd</td>
<td>Concession 1 Part Lot 8, Morris, as RP 22R 1196, Part 2</td>
<td>To be established</td>
</tr>
<tr>
<td>40 60 540 001 00940</td>
<td>Wescast Industries Inc.</td>
<td>Con 1 Pt Lots 7, 8. 9. 10 AS RP 22R4246 Parts 1 &amp; 2</td>
<td>654</td>
</tr>
<tr>
<td>40 60 490 001 00450</td>
<td>Pioneer Hi-Bred Production LP</td>
<td>Con 1 Pt Lots 7.8 Turnberry</td>
<td>2</td>
</tr>
<tr>
<td>40 60 490 001 00501</td>
<td>Municipality of Morris-Turnberry</td>
<td>Con 1 S Pt Lot 9 Turnberry Central School</td>
<td>7.5</td>
</tr>
<tr>
<td>40 60 490 020 07400</td>
<td>Royal Homes Limited</td>
<td>Plan 410 Park Pt Lot 26 S of RR as RP 22R2467 Part 3</td>
<td>1</td>
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<tr>
<td>40 60 490 020 07700</td>
<td>Royal Homes Limited</td>
<td>Plan 410 Park Lot 27 &amp; 28 Pt Park Lot 26 as RP 22R2467</td>
<td>1</td>
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<tr>
<td>40 60 490 020 07900</td>
<td>Green’s Meat Market &amp; Abattoir Ltd.</td>
<td>Plan 410 Pt Park Lot 30 and RP 22R4063 Part 1</td>
<td>To be established</td>
</tr>
<tr>
<td>40 60 490 023 00125</td>
<td>1822007 Ontario Inc. ‘Britespan’</td>
<td>Plan 432 Lot 17 Part Lot 18 as 22R2824 Part 5</td>
<td>1</td>
</tr>
<tr>
<td>40 60 490 023 00300</td>
<td>Kenneth J. VanderWoude Wendy VanderWoude</td>
<td>Plan 432 Lot 14</td>
<td>1</td>
</tr>
<tr>
<td>40 60 490 023 00400</td>
<td>Peter Stacey</td>
<td>Plan 432 Pt Park Lot 13</td>
<td>1</td>
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<tr>
<td>40 60 490 023 00500</td>
<td>Bradley Van Nickert</td>
<td>Plan 432 Pt Park Lot 12, 13 As RP 22R1807 Part 1</td>
<td>1</td>
</tr>
<tr>
<td>40 60 490 023 00600</td>
<td>Terese Gebhardt</td>
<td>Plan 432 Pt Lot 12</td>
<td>1</td>
</tr>
<tr>
<td>40 60 490 023 00700</td>
<td>Johannes and Annaluis Weigand</td>
<td>Plan 432 Pt Lot 11 Pt Lot 12</td>
<td>1</td>
</tr>
<tr>
<td>40 60 490 023 00860</td>
<td>914572 Ontario Ltd. C/O Rob State</td>
<td>Plan 432 SE Pt Lots 15,16 63 North St W</td>
<td>5</td>
</tr>
<tr>
<td>No.</td>
<td>Description</td>
<td>Details</td>
<td></td>
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<tr>
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<td>---------</td>
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<tr>
<td>17.</td>
<td>40 60 490 023 J E Hodgins Lumber</td>
<td>Con 8 Pt Lot 24 including RP 22R 366 Part 1</td>
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<tr>
<td>18.</td>
<td>40 60 490 023 Jake and Annie Kikkert</td>
<td>Plan 432 Park Lot 10, Pt Park Lots 11, 12, 13</td>
<td></td>
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<tr>
<td>19.</td>
<td>40 60 490 023 Municipality of Morris-Turnberry</td>
<td>Con 8 Pt Lots 22, 23, 24 Con 9 Pt Lot 9 Former CPR lands</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>1822007 Ontario Inc. 'Britespan'</td>
<td>Park Lot's 9, 21, 24, Peter Street Closed. Registered Plan 432</td>
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</tr>
</tbody>
</table>
## Schedule "B"

### Sanitary Sewer Properties

<table>
<thead>
<tr>
<th>Roll Number</th>
<th>Owner</th>
<th>Property Description</th>
<th>Capacity Assignment (m³/day)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 40 60 540 001 00805</td>
<td>Joe Kerr Ltd.</td>
<td>Con 1 Pt Lot 7 As RP 22R-2829 Part 1</td>
<td>2</td>
</tr>
<tr>
<td>2. 40 60 540 001 00900</td>
<td>Leslie Motors Ltd.</td>
<td>Con 1 Pt Npt Lot 7 and 8 as RP 22R2829 Part 3</td>
<td>2</td>
</tr>
<tr>
<td>3. 40 60 540 001 00905</td>
<td>MW Simpson Construction Ltd.</td>
<td>Concession 1 Part Lot 8, Morris, as RP 22R 1196, Part 2</td>
<td>To be established</td>
</tr>
<tr>
<td>4. 40 60 540 001 00940</td>
<td>Wescast Industries Inc.</td>
<td>Con 1 Pt Lots 7,8,9,10 as RP 22R4246 Parts 1 &amp; 2</td>
<td>200</td>
</tr>
<tr>
<td>5. 40 60 490 001 00450</td>
<td>PioneerHi-Bred Production LP</td>
<td>Con 1 Pt Lots 7,8 Turnberry</td>
<td>2</td>
</tr>
<tr>
<td>6. 40 60 490 001 00501</td>
<td>Municipality of Morris-Turnberry</td>
<td>Con 1 S Pt Lot 9 Turnberry Central School</td>
<td>7.5</td>
</tr>
<tr>
<td>7. 40 60 490 001 00600</td>
<td>Marilyn VanHeesch</td>
<td>Con 1 Spt Lot 9</td>
<td>5.2</td>
</tr>
<tr>
<td>8. 40 60 490 020 07900</td>
<td>Green's Meat Market &amp; . Abattoir Ltd.</td>
<td>Plan 410 Pt Park Lot 30 and RP 22R4063 Part 1</td>
<td>To be established</td>
</tr>
<tr>
<td>9. 40 60 490 023 00125</td>
<td>1822007 Ontario Inc. ‘Britespan’</td>
<td>Plan 432 Lot 17 Part Lot 18 as 22R2824 Part 5</td>
<td>1</td>
</tr>
<tr>
<td>10. 40 60 490 023 00300</td>
<td>Kenneth J. VanderWoude Wendy VanderWoude</td>
<td>Plan 432 Lot 14</td>
<td>1</td>
</tr>
<tr>
<td>11. 40 60 490 023 00500</td>
<td>Bradley VanNiekerk</td>
<td>Plan 432 Pt Park Lot 12, 13 As RP 22R1807 Part 1</td>
<td>1</td>
</tr>
<tr>
<td>12. 40 60 490 023 00600</td>
<td>Terese Gebhardt</td>
<td>Plan 432 Part Lot 12</td>
<td>1</td>
</tr>
<tr>
<td>13. 40 60 490 023 00700</td>
<td>Johannes and Annaluise Weigand</td>
<td>Plan 432 Part Lot 11, 12</td>
<td>1</td>
</tr>
<tr>
<td>14. 40 600 490 023 00860</td>
<td>914572 Ontario Ltd. C/O Rob Stute</td>
<td>Plan 432 SE Pt Lots 15,16 63 North St W</td>
<td>5</td>
</tr>
<tr>
<td>15.40 60 490 023 02601</td>
<td>Mac Gowan Nursing Homes Ltd.</td>
<td>Con 8 Pt Lot 23 and RP 22R727 Parts 1, 2, &amp; 3</td>
<td>Equivalent of 25 homes</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------------</td>
<td>-----------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>1820007 Ontario Inc.</td>
<td>Park Lot's 9, 21, 24, Peter Street Closed, Registered Plan 432</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
SCHEDULE “C”
CROSS-BORDER SERVICING RATES

1. Water Rate

The rate for authorized Morris-Turnberry water users is established at 150% of the North Huron base rate, plus 150% of the normal North Huron rate per cubic metre of water, plus 100% of the normal North Huron capital reserve rate.

Municipality of Morris-Turnberry costs will be:

Consumption Costs:

“premises” shall mean any house, tenement, apartment, living unit, building, lot, or part of a lot, or both, in, through, or past which water service pipes run.

Billing Categories:
Residential/Small Commercial Costs/Institutional per premises – Monthly
Industrial Costs - Larger than one (1) inch service - Monthly

As per current Township of North Huron Fee By-law

Capital Charge or Infrastructure Recovery Fee:

There is a one-time Capital Charge or Infrastructure Recovery Fee of $2,500.00 per Capacity Assignment (residential house or equivalent). Without limiting the generality of the main body of this Agreement, North Huron shall have the authority to amend the Capital Charge or Infrastructure Recovery Fee from time to time, without notice and in its sole discretion, based on the opinion of a duly qualified professional engineer with respect to the annual average, peak usage and proportionate share of replacement capacity, or in accordance with a Development Charges By-law enacted by North Huron.

Connection Charge:

The Connection Charge shall be the actual costs of material and labour to install the water service to the property line. The customer must install a water meter supplied by the Township of North Huron at the customer’s expenses.

The Consumption Costs, Watermain Frontage Cost, Capital Charge or Infrastructure Recovery Fee and Connection Charge shall be the responsibility of the Municipality of Morris-Turnberry and shall be recovered from the owners or tenants of the affected properties by Morris-Turnberry.
Hydrant Charge:

The Hydrant Charge shall be $400 per hydrant per annum for hydrants entirely servicing Morris-Turnberry and $200 per hydrant per annum for hydrants along shared border of Morris-Turnberry and North Huron.

2. Sewer Rate

Residential Rates:

The monthly sewage rate for authorized Morris-Turnberry sanitary sewer connections shall be at 1.5 times the standard residential North Huron sewer rate plus 100% of the normal North Huron capital reserve rate.

Capital Reserve:

A capital reserve will be added to all Residential, Commercial, Industrial and Institutional properties, at the same rate as the water capital reserve.

Capital Charge or Infrastructure Recovery Fee:

There is a one-time Capital Charge or Infrastructure Recovery Fee of $3,500.00 per Capacity Assignment (residential house or equivalent). Without limiting the generality of the main body of this Agreement, North Huron shall have the authority to amend the Capital Charge or Infrastructure Recovery Fee from time to time, without notice and in its sole discretion, based on the opinion of a duly qualified professional engineer with respect to the annual average, peak usage and proportionate share of replacement capacity, or in accordance with a Development Charges By-law enacted by North Huron.

Commercial, Institutional and Industrial Rates:

Significant Commercial, Institutional and Industrial Rates, including capital reserve, will be negotiated to the satisfaction of North Huron on an individual basis.

Connection Charge:

The Connection Charge shall be the actual costs of material and labour to install the sewer service to the property line.

The Capital Charge or Infrastructure Recovery Fee, the Connection Charge and the User Fee shall be the responsibility of the Municipality of Morris-Turnberry and shall be recovered from the owners or tenants of the affected properties by Morris-Turnberry.
**Sewage Rates for Wescast Industries**

The negotiated percentage sewage charge for Wescast Industries will be 50% of the applicable metered Water Rate or 1.5 times the out of town flat sewage rate, whichever is greater, plus a capital reserve charge of 100% of the applicable water capital reserve per inch of service.

<table>
<thead>
<tr>
<th>Roll Number</th>
<th>Owner</th>
<th>Property Description</th>
<th>Capacity Assignment (m³)</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 60 540 001 00940</td>
<td>Wescast Industries Inc.</td>
<td>Con 1 Pt Lots 7, 8, 9, 10 AS RP 22R4246 Parts 1 &amp; 2</td>
<td>654</td>
</tr>
</tbody>
</table>

**Sewage Rates for MacGowan Nursing Home**

The sewage charge for the MacGowan Nursing Home will be based on the equivalent of twenty-five homes times the out of town flat sewage rate plus a capital reserve charge of 100% of the applicable water capital reserve per inch of service.
SCHEDULE F

MORRIS TURNBERRY PARTNERSHIP AGREEMENT

Annually, during the term of this Agreement, Morris Turnberry’s shall contribute to North Huron services in accordance with Clause 3 c) of the Township’s Cross Border Servicing Policy which states that Cross Border Agreements shall contain:

“Provisions which recognize ongoing partnership between the receiving municipality and the Township of North Huron including;

i. A requirement for the receiving municipality to contribute annually to other Township of North Huron services or programs which may include but not be limited to recreation, cemeteries, libraries, day care centres, airport, economic development, etc., as mutually agreed by the Parties; and/or

ii. A requirement for the receiving municipality to share taxation revenue resulting from the proposed development, as mutually agreed by the Parties; and/or,

iii. Other financial contributions, as mutually agreed by the Parties.”

Morris Turnberry shall contribute annually to the following North Huron Services;

- Wescast Community Centre $70,000
- Blyth Community Centre $16,000
- Cemeteries $25,000

North Huron reserves the right to request an amendment to this Schedule in conjunction with new servicing requests from Morris Turnberry.
To: Mayor Paul Gowing  
Morris-Turnberry Council

From: Susanna Reid, Planner

RE: Morris-Turnberry Official Plan 5 year review

Date: May 5 2017

At the April 4 2017, Council requested further correspondence regarding two properties.

1. Con 8 N Pt Lot 21, Part of the South Part Lot 21, former Township of Morris  
(owned by Tony Rombouts)

Mr. Rombouts would like to remove an existing woodlot that is designated Natural Environment to provide more accessible cropping. He is requesting that a Natural Environment designation be removed. The area is approximately 2.12 acres.

This property is designated Mineral Aggregate, Agriculture and Natural Environment and Natural Environment Full Protection. The farm is 123.5 acres. A site visit was conducted on December 5 2016. This is an existing Natural Environment designation recognizing a deciduous woodland beside a watercourse. Comments have been provided by R. White, Biologist stating that the area drains a Provincially Significant Wetland. The watercourse provides an important hydrologic linkage to the adjacent property. The Planning Department recommends that the designation not be changed.

At Council’s request, Dietrich Engineering has provided comments.

2. Concession 1, S Pt Lot 20, former Township of Turnberry (owned by Joseph Schwartzentruber)

Mr. Joseph Schwartzentruber has provided further correspondence regarding the Natural Environment mapping on his property.

Mapping is provided to illustrate how the Natural Heritage Plan mapping would revise the Natural Environment designations on this property.

Direction from Council is requested.

“Planning with the community for a healthy, viable and sustainable future.”
May 4, 2017

Council Members
Municipality of Morris-Turnberry

Re: Pt. Lot 21, Concession 8, Rombouts Enterprises Inc.
Municipality of Morris-Turnberry
(Morris Ward)
Our Reference No. 1707

I was asked as drainage superintendent to provide comments on a natural swale within a bush area on Part Lot 21, Concession 8 in the Municipality of Morris-Turnberry, Morris Ward.

The swale is a private feature on the above noted property that is a subwatershed of the Branch of the Blyth Creek Municipal Drain. This swale does not appear on any Department of Fisheries and Oceans (DFO) Classification Mapping or Maitland Valley Conservation Authority (MVCA) Mapping.

It is my understanding that the property owner would like to remove portions of the bush area to square off his agricultural field to increase productivity in working the land.

If permission is granted the landowner will have to accommodate the water that currently uses the swale to travel across the property westerly and under Button Line. The capacity and design standard required will have to satisfy MVCA from a flooding perspective. The contributing watershed for this swale will have to be determined prior to the design of any pipe system. If additional depth is required for drainage under Button Line the landowner will have to petition the Municipality or petition to proceed under the Drainage Act to obtain a legal outlet for the collected water.

If you have any further questions or concerns please contact the undersigned.

Yours truly,

DIETRICH ENGINEERING LIMITED

[Signature]

Chris J. Dietrich, B.A.Sc.
Drainage Superintendent
Municipality of Morris-Turnberry

CJD:cjd
Hello Susanna,

This is what I would like presented at the meeting with council in regards to the Natural Environment mapping.

I would like to start by mentioning that I appreciate Morris-Turnberry Councils direction to remove poorly drafted designation amendments. I appreciate the time and effort they are putting into correcting the numerous issues for property owners, issues caused by bad planning in the 5 year review draft designations.

Is it not a planning departments job to plan accurately and fairly for everyone rather then using a blanket or one size fits all designation system on everyone and squeeze people out of their own property rights? It brings up the question who the planning department is working for, an agenda or the tax payers who actually employ them?

On my property there is existing natural environment designation surrounding my house and lawn area, presumably caused by inaccurate models and mapping. There is no reason for this designation and it is clearly another example of bad planning. My requirement is that this incorrect natural environment designation is removed in the five year review.

This has become very complicated when common sense shows that it should be simple.

Sincerely

Joseph Schwartzentruber
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 45-2017

"CONFIRMATORY BY-LAW"

Being a by-law of the Corporation of the Municipality of Morris-Turnberry to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for the meeting, dated May 9th, 2017;

WHEREAS by Section 8 of the Municipal Act 2001, S.O. 2001, c. 25- A municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

WHEREAS by Section 5. (3) of the Municipal Act 2001, S.O. 2001, c. 25 – A municipal power, including a municipality’s capacity, rights, powers and privileges under Section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the May 9th, 2017 meeting, be confirmed and adopted by By-law;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY ENACTS AS FOLLOWS:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 9th day of May, 2017, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law;

2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorized and directed to all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;

3. The Mayor and Administrator Clerk-Treasurer are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

Read a first, second and third time and passed this 9th day of May, 2017.

Mayor, Paul Gowing
Clerk, Nancy Michie