AMENDMENT No. 8
TO THE MORRIS-TURNBERRY
OFFICIAL PLAN

STATEMENT OF COMPONENTS

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 9, 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 #8;

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 9, 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)