THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW No. 51 -2015

A BY-LAW TO ADOPT AMENDMENT No. 5

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 No. 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 No. 5 to the Official Plan of the Municipality of Morris-Turnberry, constituting the attached Schedule 'B', is hereby adopted.

THAT the Clerk is authorized to forward Official Plan Amendment No. 5 to the County of Huron as required by Section 17(31) and to provide such notice as required by section 17(23) of the Planning Act.

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

READ A FIRST TIME ON THE 21st DAY OF July, 2015
READ A SECOND TIME ON THE 21st DAY OF July, 2015
READ A THIRD TIME AND PASSED THIS 21st DAY OF July, 2015

Paul Gowing - Mayor

Nancy Miche - Administrator Clerk Treasurer

I, Nancy Miche, Administrator Clerk-Treasurer for the Municipality of Morris-Turnberry, do hereby certify that this is a true copy of By-law No. 51-2015, and has not been altered in any way.

Nancy Miche - Administrator Clerk Treasurer
Municipality of Morris-Turnberry
Schedule A
Location Map

Area to which this Official Plan Amendment Applies
AMENDMENT No. 5
TO THE MORRIS-TURNBERRY
OFFICIAL PLAN

STATEMENT OF COMPONENTS

PART A
Part A is the preamble to Amendment No. 5 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’) constitutes Amendment #5 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.

I, Nancy Miche, Administrator Clerk-Treasurer for the Municipality of Morris-Turnberry, do hereby certify that this is a true copy of the Official Plan Amendment No. 5, and has not been altered in any way.

Nancy Michie – Administrator Clerk Treasurer
Area to which this Official Plan Amendment Applies
Part A: Preamble

**Purpose and Effect:**
The subject property is located at the intersection of St. Michaels Road and Button Line, in the former Morris Township, Municipality of Morris-Turnberry. The municipal addresses are 83918 Button Line and 41889 St. Michaels Road. The legal description for 83918 Button Line is Part of the North Part of Lot 21, Concession 8 As RP, 22R1315 Part 1 and the legal description for the lot at 41889 St. Michaels Road is Part of the North Part Lot 21, Concession 8.

Together, the area of both properties is 40.47 ha (approximately 99.8 acres). The area subject to the Official Plan and Zoning By-law Amendments is 14.1 ha (approximately 34.8 acres).

The purpose of **Official Plan Amendment 5** is to designate the subject property Mineral Aggregate to permit a mineral aggregate operation.
MORRIS-TURNBERRY OFFICIAL PLAN

SCHEDULE 'B'
LAND USE PLAN
OPA # 5

1:90,000

Designation change from Agriculture to Mineral Aggregates
Part C: APPENDIX
This appendix is for information purposes only and is not part of the amendment.

OPA 5 to the Morris-Turnberry Official Plan and the corresponding Zoning By-law Amendment will permit the development of the subject properties, 83918 Button Line and 41889 St. Michaels Road for aggregate extraction.

The following information has been provided by the applicant to support the application for Official Plan and Zoning By-law amendments. Copies of the studies listed below are available at the Morris-Turnberry municipal office, 41342 Morris Road, Brussels.

- Aggregate Resources Act Summary Statement
- Natural Environment
  - Natural Environment Level 1 and 2 Report and Environmental Impact Study (January 6, 2012) – Prepared by Dance Environmental
  - Response to Ministry of Natural Resources and Maitland Valley Conservation Authority (October 28 2013)—Prepared by Dance Environmental
- Hydrogeological Study
  - Hydrogeological Assessment (January 2012) – Prepared by ARL Groundwater Resources
  - Hydrogeological Addendum (September 2013) – Prepared by ARL Groundwater Resources
  - R. Gibson, Robert Gibson Consulting Services, Letter (November 7 2013)
- Cultural Heritage Study
  - Stage 1-3 Archaeological Assessment of North Part of Lot 21, Concession 8 (October 15 2010), Prepared by Amick Consultants Limited
  - Provincial Review and Entry into the Ontario Public Register of Archaeological Reports, Ministry of Tourism, Culture and Sport (September 11 2014)
- Three site plans illustrating:
  - Existing features
  - Operations
  - Rehabilitation Plan