THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW No. 74 -2017

“A By-law to amend the Morris-Turnberry Official Plan for Official Plan Amendment No. 6”

WHEREAS the Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend the Official Plan for the Municipality of Morris-Turnberry.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Morris-Turnberry, in accordance with Sections 17(22), 17(23) and 26 of the Planning Act, RSO 1990, hereby ENACTS as follows:

1. THAT Amendment No. 6 to the Official Plan of the Municipality of Morris-Turnberry, consisting of the attached text and maps, is hereby adopted.

2. THAT the Clerk is hereby authorized and directed to give Notice of Adoption of Amendment No. 6 to the Official Plan of the Municipality of Morris-Turnberry in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended, and to forward the Clerk’s Records and make application to the Council of the Corporation of the County of Huron for the approval of Amendment No. 6 to the Official Plan of the Municipality of Morris-Turnberry.

3. THAT this By-law shall come into force and effect on the day of final passing thereof.

Read a first time and second time 27th day of July, 2017.
Read a third and finally passed 27th day of July, 2017.

Paul Gowing, Mayor
Nancy Michie, Administrator Clerk Treasurer
AMENDMENT NO. 6
TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

Statement of Components

PART "A" is the preamble to Amendment No. 6 to the Official Plan for the Municipality of Morris-Turnberry and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART "B" consisting of the following text and maps, constitutes Amendment No. 6 to the Official Plan for the Municipality of Morris-Turnberry.

PART "C" is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.
PART “A”

PREAMBLE

AMENDMENT NO. 6 TO THE OFFICIAL PLAN
FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

1. PURPOSE

The purpose of the Official Plan Amendment No. 6 is to amend the Municipality of Morris-Turnberry Official Plan to conform to the Huron County Official Plan, and Section 26 of the Planning Act; and to be consistent with the 2014 Provincial Policy Statement. The Municipality of Morris-Turnberry Official Plan includes the vision, goals, and policy direction for future development, land use, and building in the Municipality of Morris-Turnberry.

Official Plan Amendment No. 6 implements the Official Plan Five Year Review and proposes the following policy and mapping changes:

Policy amendments:
- Reference to 2014 Provincial Policy Statement and the Planning Act added
- Reference to the Ontario Human Rights Code and Canadian Charter of Rights and Freedoms added
- Policies added to permit agricultural related uses, including wineries
- Policies added to define and permit on-farm diversified uses, including agri-tourism
- Policies for cemeteries added to Minimum Distance Separation policies
- Policies added with requirements to remove of agricultural land from Agriculture designation
- Severance policy added permitting the division of a 60 ha parcel into a 38 ha and a 20 ha parcel
- Natural Environment definitions revised to be consistent with the 2014 PPS definitions
- Policy added to refer to provincial requirements for Habitat for Threatened or Endangered Species
- Adjacent lands defined as 50 metres from all Natural Heritage features including provincially significant wetlands
- Aggregate Recycling Facility permitted as an accessory use to aggregate operations
- Environmental Impact Study policy for aggregate operations revised to address the protection of ecological features
- Definitions for primary, secondary and tertiary urban areas added
- Policy added recognizing growth allocation targets in the County Official Plan
- Intensification and affordable housing targets added
- Policy added permitting second residential units in single detached and accessory buildings
- Policy added outlining comprehensive review requirements for expanding settlement areas
- Policy added regarding expansion and removal of employment areas
- Policy added clarifying Environmental Impact Study required for development in settlement areas and residential parks and that the Forest Conservation By-law applies in settlement areas and residential parks
- Wingham and Area Industrial Land Strategy policies added (Source Water Protection, servicing policies for Lowertown, mapping Natural Environment features added to Schedule B)
- Policy added permitting professional offices larger than 930 square metres may be permitted in Highway Commercial designation
- Natural Environment policies removed from Open Space And Parkland policies
- Flood Plain policies for Bluevale added
- Alternative energy policies revised to refer to provincial legislation
- Accessibility and Universal Design policies added
- Source Water Protection policies added
- Clarifying complete application study requirements
- Subdivision and condominium phasing policies added
- Policies regarding Aboriginal and treaty rights in section 35 of the Constitution Act, 1982 added
- Site plan control policies (regarding natural environment features, well head protection areas and adjoining street sustainable design elements)
- Consent policies to include consent for easements
- Public participation policy revised as required by Bill 73

Mapping amendments:
- Revised both "Mineral Aggregate (Existing)" and "Mineral Aggregate (Potential)"
designations to "Mineral Aggregate"
- Mapping changes including, reducing the extent of the East of Wingham Schedule B to include only the urban designations; changing Schedule B- Lowertown from black and white to full colour; added flood plain mapping to Schedule B- Bluevale; added Former Railway Lands
- Natural Hazard and Conservation Authority Regulated land, and Floodplain appendices added
- Roads Schedule added

2. LOCATION
Official Plan Amendment No 6 affects all lands in the Municipality of Morris-Turnberry.

3. BASIS
The Municipality of Morris-Turnberry is required to periodically review and update the Municipality’s Official Plan, a land use planning document that is a statement of where and how development should take place. The Plan includes vision, goals and policy direction for the development of the Municipality.
PART “B”

AMENDMENT NO. 6

TO THE OFFICIAL PLAN

FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

INTRODUCTION

All of this part of the document entitled Part “B”, consisting of the following text and attached maps, constitutes Amendment No. 6 to the Official Plan for the Municipality of Morris-Turnberry.

DETAILS OF THE AMENDMENT

This Official Plan Amendment sets out the ‘Existing Plan’ in the first column with the ‘Amended Plan’ in the second column. Amendments to the Existing Plan are shown by:

* **Strikethrough-italic-text** – indicates a DELETION from the Existing Plan.

* **Bold-italicized text** – indicates an ADDITION to the Existing Plan.

Section numbers are revised as shown.

Official Plan Amendment No. 6 is available on the Municipality of Morris-Turnberry Website at:

http://www.morristurnberry.ca/planning-and-development-department.page.78.html
PART “C” APPENDIX

This appendix does not form part of Amendment No. 6, but is for information purposes only.

Background

Council of the Municipality of Morris-Turnberry held a Special Meeting to consider what changes may be required to the Official Plan policies to meet the requirements of Section 26 of the Planning Act on March 15, 2016.

Consistent with the requirements of Section 26 of the Planning Act, Official Plan Amendment No. 6 was drafted to revise the Municipality of Morris-Turnberry Official Plan to:

1. Conform with provincial plans
2. Have regard to matters of provincial interest
3. Be consistent with the 2014 Provincial Policy Statement
4. Have policies regarding the removal of employment lands
5. Establish criteria for completeness of applications
6. Be consistent with the County of Huron Official Plan
7. Meet the Municipality of Morris-Turnberry’s land use requirements for a 20 year time horizon

Planning staff met with Morris-Turnberry staff to draft the update to the Municipality of Morris-Turnberry Official Plan, resulting in a draft being brought to Morris-Turnberry Council for their review on July 20, 2016.

A public open house was held on October 11, 2016 from 7 pm to 9 pm at the Bluevale Community Centre to provide information about the Official Plan five year review, and to receive comments from the public. Staff also held appointments with the public on September 9, September 20, and September 22, 2016.

Agency comments were received on the five year review and draft versions of the Official Plan update, including:
- Historic Saugeen Metis with no objections
- Chippewas of the Thames First Nations with no concerns
- Drinking Water Source Protection regarding mapping of highly vulnerable aquifer and wellhead protection areas
- Saugeen Valley Conservation Authority regarding natural hazard and natural heritage policies and mapping
- Maitland Valley Conservation Authority regarding natural hazard policies and mapping

Input was incorporated from the public, agencies, Morris-Turnberry staff and Council to prepare Official Plan Amendment 6 to the Morris-Turnberry Official Plan.