AMENDMENT No. 7
TO THE MORRIS-TURNBERRY
OFFICIAL PLAN

STATEMENT OF COMPONENTS

PART A
Part A is the preamble to Amendment No. 7 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’ East of Wingham) constitutes Amendment No. 7 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 subject property is located on the South Part of Lot 9, Concession 1, former Turnberry Township. The municipal address is 40592 Amberley Road.

The property is 3.11 ha (7.7 acres) in area.

The Municipality of Morris-Turnberry owns the property. Both Official Plan Amendment 7 and the corresponding Zoning By-law Amendment are initiated by the Municipality of Morris-Turnberry.

The purpose of Official Plan Amendment No. 7 is to change the designation on the subject property from Community Facility to Highway Commercial to permit the development of an insurance office. The proposed office will be between 10,000 and 12,000 square feet.

The entire property is subject to the Official Plan Amendment.

The corresponding Zoning By-law Amendment to the Municipality of Morris-Turnberry Zoning By-law will change the zoning on the property from CF (Community Facility) to two VC2-special (Highway Commercial-Special) zones.

1. Area to be amended from CF (Community Facility) to VC2-15 (Village Commercial-Highway-Special) (1600 m$^2$ / .39 acres)

   The VC2-15 zone recognizes an area where historical artefacts are located. Within the VC2-15 zone:
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-16.
   - No ground disturbance is permitted for any reason.

2. Area to be amended from is proposed to be amended from CF (Community Facility) to VC2-16 (Village Commercial-Highway-Special) (2.95 ha/7.3 acres)

   In addition to the uses permitted by the VC2 (Village Commercial-Highway) zone, the VC2-16 (Village Commercial-Highway-Special) zone specifies:
   - An office with a minimum area of 930 m$^2$ is permitted
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-15.

   For the area zoned VC2-16, the following provisions also apply:
   - Notwithstanding Section 3.20 of the Zoning By-law, a loading space is not required
   - Notwithstanding Section 3.32.2, 37 parking spaces are required
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 No. 7 to the Official Plan of the Municipality of Morris-Turnberry, constituting the attached Schedule 'B' East of Wingham, is hereby adopted.

THAT the Clerk is authorized to forward Amendment No. 7 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 1st DAY OF November, 2016
READ A SECOND TIME ON THE 1st DAY OF November, 2016
READ A THIRD TIME AND PASSED THIS 1st DAY OF November, 2016

Paul Gowing, Mayor

Nancy Michie - Administrator Clerk Treasurer
Area to which OPA 7 and corresponding Zoning By-law Amendment apply

Municipality of Morris-Turnberry
Schedule A
Location Map
OPA 7

Adjacent to Brussels
Part C: APPENDIX
This appendix is for information purposes only and is not part of the amendment.

OPA 7 to the Morris-Turnberry Official Plan and the corresponding Zoning By-law will permit the development of the subject property, South Part of Lot 9, Concession 1, former Turnberry Township (40592 Amberley Road) for a professional office.

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

- Stage 1 and 2 Archaeological Assessment, Wingham and Area Industrial Land Strategy, part of Lots 1, 2, and 3, Concession B and part of Lot 24, Concession 8 in the former Township of Turnberry, now Township of North Huron, and part of Lots 4, 5, 6, and 7, Concession B, and part of Lot 9, Concession 1, former Township of Turnberry, now Municipality of Morris-Turnberry, County of Huron, ON-- prepared by Golder Associates (Nov 3, 2015)

- Stage 3 Archaeological Assessment, Site AIHh-3, Part of Lot 9, Concession 1, Former Township of Turnberry, Now Municipality of Morris-Turnberry, Huron County, Ontario—prepared by Golder Associates (January 6 2016)

- Office Development Assessment Study, 40592 Amberley Road- prepared by Tate Economic Research Inc. (May 10, 2016)

- Site plan – prepared by Burnside (October 12, 2016)