APPENDIX
TO
OFFICIAL PLAN

May, 2006

Prepared by the Municipality of Morris-Turnberry with the assistance of the Huron County Planning and Development Department
APPENDIX 2

ENVIRONMENTAL IMPACT STUDY (EIS)

Environmental Impact Studies should be conducted in two phases with Phase I identifying the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on the site. Phase II should identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the appropriate agencies before Phase II is initiated.

A pre-consultation will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, detail the accepted methods of evaluation potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Municipality may develop more specific guidelines; however the EIS will address the following issues at a minimum.

Phase I: Site Suitability

- An identification and description of the purpose of the proposed land use change and proposed development
- The natural heritage features and functions, and/or hazard features present
- The existing interconnections or corridors with adjacent natural features
- The nature and duration of potential impacts to the site, adjacent lands and ecological processes/functions; and the potential cumulative effects of the proposed development
- In the case of natural hazards, information relevant to the slope stability, flooding potential, and existing natural hazard processes will be addressed
- The specific location of boundaries or edges of such features and functions, and the location of proposed development or site alteration with respect to these delineated boundaries
- A description of the environment, including ecological processes/functions that will be affected by the development, as well as a description of the effects that will be or might reasonably be expected to be caused to the environment.

The data will be reviewed and recommendations will be made to the Municipality on the suitability of the proposal from an environmental perspective. If the proposal is deemed suitable, actions will be identified that are necessary to mitigate the effect(s) on the environment.

Phase II may or may not be required as a result of Phase I.

Phase II: Development/ Maintenance/ Management Requirements.

An assessment of the proposal giving particular attention to the following:
- Potential or expected impacts on the features or functions or natural hazard conditions,
- Opportunities for enhancing the conservation and management or the features or functions,
- Expected or proposed mitigation measures,
- The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The plan is to be approved by the Municipality based upon the recommendation of the technical review committee.
APPENDIX 3

Studies Required To Be Submitted Prior To Consideration of a Planning Application To Establish a Mineral Aggregate Operation

a) Summary Statement:

Includes the following information:
- Any planning and land use considerations;
- The agricultural classification of the proposed site, using the Canada Land Inventory classes. For the lands being returned to agriculture, the proposed rehabilitation techniques must be identified;
- The quality and quantity of aggregate on site;
- The main haulage routes and proposed truck traffic to and from the site, and necessary entrance permits;
- The progressive and final rehabilitation and the suitability of the proposed rehabilitation having regard to the adjacent lands;
- Any existing surface water on and surrounding the site and proposed water diversion, storage and drainage facilities on the site and points of discharge to surface waters; and
- Determine the elevation of the established groundwater table within the site.

b) Natural Environment Report:

The applicant shall be required to determine whether any of the following features exist on or within 120 metres of the site: significant wetland, significant portions of habitat for threatened or endangered species, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat and significant areas of natural and scientific interest (life science).

Where the report identifies any features on site or within 120 metres of the site, the negative impacts on the natural features or ecological functions need to be assessed and recommendations provided on proposed preventative, mitigative or remedial measures.

c) Hydrogeological Report:

Using established principles, conduct a preliminary hydrogeologic evaluation to determine the final extraction elevation relative to the established groundwater table, and the potential for adverse effects to groundwater and surface water resources and their uses;

Where the potential for adverse impact exists on groundwater and surface water resources and accessory uses, an impact assessment is required to determine the significance of the impact and the feasibility of mitigation.

When extraction is proposed below the water table, a technical report must be prepared and shall address include the following items:
- description of the physical setting including local geology, hydrogeology, and surface water systems
- water wells
- springs
- surface water courses, including cold water streams
- potential changes to surface water and impact on temperature of surface water
- discharge to surface water
- proposed water diversion, storage and drainage facilities on site
- methodology
- water budget
- impact assessment
- mitigation measures including trigger mechanisms
- contingency and monitoring plan
- technical support data

d) Cultural Heritage Resource Study:

Determine if there are any known and significant archaeological resources on the property and the potential of the site to have heritage resources.

If a site has a medium to high potential for heritage resources, further research must be conducted. Any resources must be documented and the information must be submitted to the Municipality and the Ministry of Culture on the location of the resource and proposed mitigation measures.

e) Traffic Impact Study:

A traffic impact study shall address:
- The proposed haul route(s);
- The anticipated increase in traffic generated by the proposed extractive operation;
- Traffic impacts resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;
- Whether the upgrading of the roads proposed to be used as haul route(s) is necessary, and the allocation of costs for such upgrading

f) Noise Study:

If extraction and/or processing facilities are proposed within 150 metres of a sensitive receptor, a noise assessment report may be required to determine compliance with provincial guidelines.
APPENDIX: SAMPLE AREAS OF ENHANCED MDS RESTRICTIONS

1:130,000

- No operation larger than 500 Livestock units (e.g., 10,000 feeder hogs) will be permitted in this area.
- No operation larger than 1000 Livestock units (e.g., 20,000 feeder hogs) will be permitted in this area.
- No operation larger than 2500 Livestock units (e.g., liquid manure - 10,000 feeder hogs) will be permitted in this area.

Highway
County Road
Municipal Road