



**NOTICE OF THE ADOPTION
OF AN OFFICIAL PLAN AMENDMENT
BY THE**

CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

TAKE NOTICE that Council of the Corporation of the Municipality of Morris-Turnberry adopted Official Plan Amendment No. 6 by By-law No. 74-2017 on the 27th day of July, 2017 under Section 17 & 26 of the Planning Act RSO 1990.

This amendment now requires the approval of the County of Huron.

Purpose and Effect:

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 policy and mapping changes, as attached as Schedule No. 1.

Location:

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

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.

Effect of Written and Oral Submissions:

Public and agency comments were received in conjunction with the 5 year review. The effect of which resulted in a decision to adopt the Official Plan Amendment No. 6.

And Take Notice that any person or public body is entitled to receive notice of the proposed decision of the County of Huron, if they submit a written request for notification to the County of Huron Planning Department. The adopted Official Plan Amendment will now be submitted for approval to the County of Huron Planning and Development Department, 57 Napier Street, Goderich, Ontario, N7A 1W2.

A copy of the Official Plan Amendment is available for inspection at the Municipal Office, 41342 Morris Road, from 8:30 am to 5:00 pm Monday to Thursday and 8:30 am to 4:30 pm on Friday.

Dated at the Municipality of Morris-Turnberry this 8th day of August, 2017.

Nancy Michie

Administrator Clerk-Treasurer

Municipality of Morris-Turnberry

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Notice of Adoption of Official Plan Amendment No. 6

Schedule 'A'

1. Policy amendments:

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

- 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