MUNICIPALITY OF MORRIS-TURNBERRY
Bluevale Hall
32 Clyde Street, Bluevale, Ontario.

Thursday July 27th 2017 7:30 pm

Agenda for the Special Council Meeting

Public Notice - Published in the Wingham Advance and Citizen Newspaper – June 28th, 2017 and July 19th, 2017
Posted on the Website – June 22nd, 2017
Agenda placement on the counter – July 24th, 2017
Notice placed on the front door – June 28th, 2017

1) Call to order:

Council in Attendance:
Paul Gowing, Mayor
Jamie Heffer Councillor
Dorothy Kelly Councillor
Jim Nelemans Councillor
John Smuck Councillor
Sharen Zinn Councillor

Purpose: Special meeting authorized by Motion No. 294-2017 of Council to:

- Public Meeting for the Official Plan 5 year review.

2) Agenda:

Adoption of Agenda:
Moved by  Seconded by
"That the agenda for the meeting of July 27th 2017 be adopted as circulated or amended."
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
3) Declaration of Pecuniary Interest:
   Does any member wish to declare a pecuniary interest?
   ♦ State interest and nature

4) Business:

   1) Planning: 7:30 pm
   Craig Metzger and Jennifer Burns – Huron County Planner will be in attendance.

   4.1.1 Enter into a Public Meeting:
   Moved by Seconded by
   “That the regular session of council be adjourned and enter into a Public Meeting under
   Sections 17 of the Planning Act.”
   or

   Any discussion
   Is everyone in Favour or Opposed
   Disposition Carried or Defeated

   4.1.2 Morris-Turnberry Official Plan Amendment No. 6 7:30 pm
   Craig Metzger and Jennifer Burns – Huron County Planner will be in attendance –
   Report is attached attached

   Subject Lands: All lands in the Municipality of Morris-Turnberry

   1. Call to order - by Mayor Paul Gowing

   2. Purpose of the Public Meeting – Mayor Gowing

   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 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 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
- 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

3. **County Planning Department** - attached
   Report from Susanna Reid is attached and will be presented by Craig Metzger
   Presentation by Craig Metzger

4. **Council give consideration to:**
   1. Section 4.3.7, Lands adjacent from Natural Features be modified to define the adjacent lands for provincially significant wetlands as 120 meters;
   2. That the designation change from Natural Environment Limited Development to agriculture for Lot 21 Concession 8, Morris be removed from OPA 6;
   3. That all amendments proposed to Lot 20 Concession 1 Turnberry from Natural Environment Limited Development to Agriculture and from Natural Full Protection to Agriculture or Non-Prime Agriculture that are not supported by the Natural Heritage Plan Technical document be removed from OPA 6.

5. **Written Public Comments Received** — attached
   1. Mark Dorfman comments attached

6. **Verbal Public comments** –

7. **Council comments and questions** –

8. **Explanation of the Process following the Public Meeting by Mayor Gowing**
   **Official Plan:** If the By-law is passed for the Official Plan amendment, the clerk shall forward a copy of the By-law to the County of Huron for a final decision. Pending approval, the clerk shall circulate the notice of adoption to the County, required agencies and anyone who requested notice of adoption, within 15 days of passing the by-law.
9. **Adjournment:**
Moved by Seconded by
“That the meeting be adjourned and re-enter regular session of council.”
Disposition

4.1.3 **By-laws:** The council has the option to give consideration to the By-laws or defer the By-laws for an amendment.

1. **Informed Decision:**
Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry has considered all oral and/or written submissions made in regards to the Official Plan Amendment 6 – five year review:
Now therefore, the Council of the Municipality of Morris-Turnberry hereby resolves that the information has assisted the Council to make an informed decision in regards to the Official Plan Amendment 6 – Five Year Review
or
Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

2. **Comments and Modifications to the OPA 6:**
Moved by Seconded by
“That the Council of the Municipality of Morris-Turnberry hereby resolves that the following be authorized in regards to the Official Plan Amendment 6 – Five Year Review for the Municipality of Morris-Turnberry:
1. That the comments from the public- written and verbal/oral be received;
2. That Section 4.3.7, Lands adjacent from Natural Features be modified to define the adjacent lands for provincially significant wetlands as 120 meters;
3. That the designation change from Natural Environment Limited Development to agriculture for Lot 21 Concession 8, Morris be removed from OPA 6;
4. That all amendments proposed to Lot 20 Concession 1 Turnberry from Natural Environment Limited Development to Agriculture and from Natural Full Protection to Agriculture or Non-Prime Agriculture that are not supported by the Natural Heritage Plan Technical document be removed from OPA 6.

or
Any discussion
Is everyone in Favour or Opposed
3. **By-law - Morris-Turnberry Official Plan Amendment No. 6 – Five Year Review:**

Moved by Seconded by

“That By-law No. 74-2017 be passed as given first, second, third and final readings, being a by-law to adopt the Morris-Turnberry Official Plan Amendment No. 6 – Five Year review, pursuant to Section 17 of the Planning Act; and that the clerk be hereby authorized to forward By-law No. 74-2017 and the clerk’s record, to the County of Huron for consideration of approval.”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

Or

3. **Deferral:** That the Official Plan amendment No. 6 – Five Year Review be deferred due to the following:

5) **By-law No. 75-2017 Confirming By-law**

Moved by Seconded by

“That By-law No. 75 -2017 be passed as given first, second, third and final readings, being a by-law to Confirm the actions of the Municipality of Morris-Turnberry for the meeting July 27th, 2017.”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated

6) **Adjournment:**

**Motion No. -17**

Moved by Seconded by

“That the meeting be adjourned at pm.”

Any discussion
Is everyone in Favour or Opposed
Disposition Carried or Defeated
NOTICE OF PUBLIC MEETING CONCERNING PROPOSED AMENDMENT TO THE MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN (OPA 6)

TAKE NOTICE that the Corporation of the Municipality of Morris-Turnberry will hold a public meeting on Thursday July 27, 2017 at 7:30 pm at the Bluevale Community Hall 32 Clyde Street, Bluevale to consider a proposed Official Plan Amendment under Sections 17 and 26 of the Planning Act.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment.

ONLY individuals, corporations and public bodies may appeal an Official Plan Amendment to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

IF you wish to be notified of the adoption of the proposed Official Plan Amendment, or the refusal to adopt the Official Plan Amendment, you must make a written request to the Municipality of Morris-Turnberry at the address below.

IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the Official Plan Amendment is adopted, the person or public body may not be added as a part to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body.

ADDITIONAL INFORMATION relating to the proposed amendments is available for inspection during regular office hours at the Municipality of Morris-Turnberry or on the website: http://www.morristurnberry.ca/ and at the Huron County Planning and Development Department, 57 Napier Street, 2nd Floor, Goderich, (519) 524-8394 ext 3.

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 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 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
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- Policy added permitting professional offices larger than 930 square metres may be permitted in Highway Commercial designation
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- Flood Plain policies for Bluevale added
- Alternative energy policies revised to refer to provincial legislation
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- Source Water Protection policies added
- Clarifying complete application study requirements
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- 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
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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

DATED at the Municipality of Morris-Turnberry this 5th day of July, 2017

Nancy Michie
Administrator Clerk Treasurer
41342 Morris Road.,
PO Box Brussels, ON
NGG 1H0
(519) 887-6137
To: Mayor Paul Gowing  
Morris-Turnberry Council  

From: Susanna Reid, MCIP, RPP  
Craig Metzger, Senior Planner  

Date: July 7 2017  

RE: Morris-Turnberry Official Plan 5 Year Review (OPA 6)  

Recommendations:  
1. That comments from the public be received.  
2. That Section 4.3.7, Lands Adjacent to Natural Features be modified to define the adjacent lands for provincially significant wetlands as 120 metres  
3. That the designation change from Natural Environment Limited Development to Agriculture for Lot 21, Concession 8, Morris be removed from OPA 6 (Tony Rombouts)  
4. That all amendments proposed to Lot 20, Con 1 Turnberry from Natural Environment Limited Development to Agriculture and from Natural Full Protection to Agriculture or Non-Prime Agriculture that are not supported by the Natural Heritage Plan Technical document be removed from OPA 6 (Joseph Schwartzentruber)  

Background  
Morris-Turnberry Council initiated the review of the Official Plan with a Special Meeting of Council on March 15 2016 (required by Section 26(3) of the Planning Act).  

The public consultation has included:  
- Mail-out to all property owners in the Municipality with dates for the Open House and meetings with planner  
- Meetings with planning staff were held on September 19, 2016, September 20, 2016, September 22, 2016  
- Legislated Public Open House on Tuesday October 11, 7 pm to 9 pm in Bluevale  
- Circulation of the notice of the 5 year review and public Open House to required agencies, and included in the local newspapers  
- A draft 5 year review (September 2016) has been posted on the Morris-Turnberry website and available in the local libraries (Brussels, Blyth, Wingham and Belmore)  

"Planning with the community for a healthy, viable and sustainable future."
The final draft of OPA 6 has been circulated to agency reviewers, posted on the Morris-Turnberry website and available for review in the local libraries (Brussels, Blyth, Wingham, Belmore)

Report Outline
1. Summary of Significant Revisions to the Morris-Turnberry Official Plan
2. Agency Correspondence
3. Correspondences from Public/Property Specific Requests

1. Summary of Significant Revisions to the Morris-Turnberry Official Plan

The following provides an overview of the revisions included in the Morris-Turnberry Official Plan 5 year review (OPA 6).

Policy Amendments

<table>
<thead>
<tr>
<th>Section 1: The Plan and Its Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Reference to 2014 Provincial Policy Statement and the Planning Act added (Section 1.3)</td>
</tr>
<tr>
<td>- Reference to the Ontario Human Rights Code and Canadian Charter of Rights and Freedoms added (Section 1.3)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 3: Agriculture</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Policies added to permit agricultural related uses, including wineries (Section 3.3.7)</td>
</tr>
<tr>
<td>- Policies added to define and permit on-farm diversified uses, including agri-tourism (Section 3.3.7)</td>
</tr>
<tr>
<td>- Policies for cemeteries added to Minimum Distance Separation policies (Section 3.3.9)</td>
</tr>
<tr>
<td>- Policies added with requirements to remove agricultural land from Agriculture designation (Section 3.3.18)</td>
</tr>
<tr>
<td>- Severance policy added permitting the division of a 60 ha parcel into a 38 ha and a 20 ha parcel (Section 3.4.1)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Section 4: Natural Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Definitions for ‘endangered species’, ‘ground water feature’, ‘habitat for threatened and endangered species’ are included (Section 4.1)</td>
</tr>
<tr>
<td>- A policy noting that there are natural environment designations within settlement areas is included (Section 4.3.1)</td>
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<tr>
<td>- Reference to the Conservation Authority Watershed Report Cards has been included (Section 4.3.2)</td>
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<tr>
<td>- Revise the ‘Natural Environment- Limited Protection’ designation to be ‘Natural Environment’</td>
</tr>
<tr>
<td>- Reference to ‘habitat for threatened and endangered species’ has been removed from the Areas of Natural Environment- Full Protection policy (Section 4.3.5)</td>
</tr>
<tr>
<td>- The title of Section 4.3.6 “Areas of Limited Protection—Locally Significant Wetlands, Significant ANS’s, Significant Wildlife Habitat, Significant Valleylands, Significant Woodlands, Adjacent Lands” has been changed to read “Use of Existing Natural Environment lots—Locally Significant Wetlands, Significant ANS’s, Significant Wildlife Habitat, Significant Valleylands, Significant Woodlands”. This policy outlines when and how development can be considered for land designated Natural Environment.</td>
</tr>
<tr>
<td>- Habitat for Threatened and Endangered Species policy has been added to refer to the provincial species at risk permitting requirements (Section 4.3.8)</td>
</tr>
</tbody>
</table>
| - At Council’s direction, lands within 50 metres of provincially significant wetlands and significant natural environment features are defined as adjacent lands (Section 4.3.7). This changes the
area defined as adjacent lands from provincially significant wetlands from 120 metres to 50 metres.

Planning recommendation: That Section 4.3.7, Lands Adjacent to Natural Features be modified to define the adjacent lands for provincially significant wetlands as 120 metres

Section 5: Mineral Aggregates
- Aggregate Recycling Facility permitted as an accessory use to aggregate operations (5.3.9.4)
- Environmental Impact Study policy revised to address the protection of ecological features (5.3.4)

Section 6: Settlement Areas
- Definitions for primary, secondary and tertiary urban areas added (6.1)
- Policy added recognizing growth allocation targets in the County Official Plan (6.3.2)
- Intensification and affordable housing targets added (6.3.3)
- Policy added permitting second residential units in single detached and accessory buildings (Hamlet policy: 6.5.1; Urban policy: 6.6.1)
- Policy added outlining comprehensive review requirements for expanding settlement areas (Section 6.3.4)
- Policy added regarding expansion and removal of employment area (Section 6.3.5.2)
- Policy added clarifying Environmental Impact Study required for development in settlement areas and residential parks (Section 6.6.6)
- Policy added clarifying the Forest Conservation By-law applies in settlement areas and residential parks (Section 6.6.6)
- Wingham and Area Industrial Land Strategy policies added (Source Water Protection, servicing policies for Lowertown, mapping Natural Environment features added to Schedule B)
- Professional offices larger than 930 square metres may be permitted in Highway Commercial designation (Section 6.6.2)

Section 6.7 Open Space And Parkland, Flood Plain
- Natural Environment policies removed from Open Space And Parkland policies (Section 6.7)
- Flood Plain policies for Bluevale added (Section 6.7.4)

Section 7 Community Economic Development and Municipal Infrastructure
- Alternative energy policies revised to refer to provincial legislation (Section 7.3.2)
- Accessibility and Universal Design policies added (Section 7.3.5)
- Source Water Protection policies added (Section 7.3.10)

Section 8 Implementation and Interpretation
- Complete application requirements added (Section 8.15)
- Site plan control policies (consider natural environment features, well head protection areas and adjoining street sustainable design elements) (Section 8.7)
- Property standards policy added (Section 8.8)
- Consent policies to include consent for easements (Section 8.1)
- Public participation policy revised as required by Bill 73 (Section 8.14)

Mapping Amendments
Schedule B Mapping
- Revised both “Mineral Aggregate (Existing)” and “Mineral Aggregate (Potential)” designations to “Mineral Aggregate”
- Revised “Natural Environment Limited Protection” designation to “Natural Environment”
- Changed the extent of the East of Wingham Schedule B to include only the urban designations
2. Agency Correspondence

The table below summarizes comments received from agency reviewers. Planning Department comments, where applicable, are provided in italic.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Summary</th>
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<tbody>
<tr>
<td>Historic Saugeen Metis (September 28 2016)</td>
<td>• No objection or opposition to the Official Plan Amendment</td>
</tr>
<tr>
<td>Chipewas of the Thames First Nations (September 21 2016)</td>
<td>• No concerns with the information presented</td>
</tr>
</tbody>
</table>
| Drinking Water Source Protection (October 14 2016) | • Mapping identifying the Highly Vulnerable Aquifers and the Wellhead Protection areas be included in the Official Plan. Further, the SWP office recommends that the Official Plan policy refer to the Highly Vulnerable Aquifers.  
  • The Official Plan must identify the areas where development or building permit applications must be submitted with the Section 59 notice, either in text or on a schedule.  
  Planning comment: Changes were discussed with Council on February 2 2017 and incorporated into OPA 6 |
| Saugeen Valley Conservation Authority (March 9 2016 and October 11 2016) | • Add definitions for rivers and streams, groundwater and endangered species to Section 4.3 Definitions and Location.  
  • The Natural Environment- Full Protection designation does not appear to match the Provincially Significant Wetland (PSW) boundaries from the Ministry of Natural Resources and Forestry.  
  • The Natural Environment designations do not include the hazardous lands mapping. SVCA staff recommend the SVCA hazardous lands be designated Natural Environment in the Official Plan.  
  Planning comment: Changes were discussed with Council on February 2 2017. Definitions were added and updated Natural Environment Full Protection designations were received from MNR and F and incorporated. Natural Hazards lands are incorporated in Appendix SA |
| Maitland Valley Conservation Authority (March 10 2016) | • Policy amendments to section 4.3.9 Natural Hazards as required to be consistent with Section 3.1.5 of the Provincial Policy Statement  
  • Policy amendments to section 4.3.10 to clarify development process for flood prone lands  
  • Include an appendix incorporating natural hazards and |
Conservation Authority Regulated lands

- Amend Schedule B to include MVCA floodplain mapping
  Planning comment: These recommendations were incorporated into OPA 6

Maitland Valley Conservation Authority (August 4, 2016)

- Revised Floodway/Flood Fringe mapping for the area North of Wingham was provided
  Planning comment: This mapping has been incorporated into the OPA 6

3. Public Correspondence

Staff have spoken to, e-mailed or met with more than 60 property owners. At the Open House in Bluevale on October 11, 2016, 33 people signed the sign-in sheet. Staff estimate there were between 40-50 people in attendance.

A summary of the correspondence received from the public is below.

<table>
<thead>
<tr>
<th>Public Comments</th>
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<tbody>
<tr>
<td>Bethane Jensen</td>
<td>- Concerned about the mapping of a 2002 expansion to the Hamlet designation in Belgrave&lt;br&gt;- Both forest and natural environment coverage are worth protecting&lt;br&gt;- The Agricultural Land definition should consistently refer to &quot;Prime Agricultural Lands&quot;&lt;br&gt;Planning comment: 2002 mapping changes were reviewed with Ms. Jensen; wording changes were made to address other comments</td>
</tr>
<tr>
<td>Jennifer Wick</td>
<td>- Advises that Canadian Constitution must be adhered to&lt;br&gt;Planning comment: Land use planning in Ontario occurs under the legislative authority of the Planning Act</td>
</tr>
<tr>
<td>John Schwartzentruher</td>
<td>- Does not give consent to the Official Plan&lt;br&gt;Planning comment: Land use planning in Ontario occurs under the legislative authority of the Planning Act</td>
</tr>
<tr>
<td>Mike</td>
<td>- Concerned about not being able to have chickens in Lowertown&lt;br&gt;Planning comment: Lowertown is defined as a settlement area by the County of Huron Official Plan and the Morris-Turnberry Official Plan. Planning considerations are compatibility with neighbouring land uses and the protection of groundwater</td>
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<tr>
<td>Merv Baker</td>
<td>- No objection to 180 Helena Street being Industrial and Commercial. Is not interested in paying for services.&lt;br&gt;Planning comment: The Lowertown servicing policies state:&lt;br&gt;  - New development will be required to connect to municipal water and sewage where they are available&lt;br&gt;  - Development on private septic systems will require a development agreement to connect to municipal services where they are available</td>
</tr>
<tr>
<td>Janet Tait</td>
<td>- Requesting a designation change for Plan 410 Park Lots 41-48, Part Park Lots 39, 50 Lowertown from Industrial to Agriculture</td>
</tr>
</tbody>
</table>
Orthodox Mennonite Committee for Small Farm Lots
- Requesting a policy to allow the creation of small farm parcels

Randy and Sharen Zinn
- The designation of 39692 Amberley Road, 39680 “B” Amberley Road and 39690 “A” Amberley Road is Residential Park. The owners are requesting a designation change to Residential and Highway Commercial to recognize the existing uses
- Planning comment: mapping change has been incorporated into OPA 6

Cathy Hendriks
- 30 Maitland Street Lowertown does not have a designation. Ms. Hendriks has requested that the property be designated Residential
- Planning comment: the property is proposed to be amended to be Residential

Canadian Crane (Sheldon Baker, Lisa Baker, Sheena Baker)
- Initially requested that the 160 Potter Street, Lowertown be amended from Residential to Industrial. Request was subsequently withdrawn

Wayne Hopper
- Requesting all designations be removed from his four farms (South Part Lot 25, 26, Concession 1 Morris, Part of the North half of Lot 2, Conc 4, Morris, North half of Lot 4, Conc 4, Morris, South half of lot 21, Conc 3 Morris
- Planning comments: Recommend no changes to the designations

Public Comments regarding Natural Environment mapping
The September 2016 draft of the Morris-Turnberry Official Plan included mapping and policy changes as recommended by the draft Huron County Natural Heritage Plan. In response to comments from the public, Morris-Turnberry Council has provided direction to remove references to the Natural Heritage Plan, and proposed mapping changes.

A summary of the public comments on the Natural Environment mapping is below.

<table>
<thead>
<tr>
<th>Public Comments</th>
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<tbody>
<tr>
<td>Jamie and Brittany Benninger</td>
<td>Proposed Natural Environment mapping amendments have been removed from Part Lot 28, 29 Conc B Turnberry</td>
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<tr>
<td></td>
<td>The Benningers identified an area that is currently designated Natural Environment Full Protection, which is not included in the Natural Heritage Plan Technical document mapping</td>
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<tr>
<td></td>
<td>Planning comments: the Planning Department has no concerns with removing the feature from Schedule B as the feature is not included in the Natural Heritage Plan Technical document mapping</td>
</tr>
<tr>
<td>Ken Prince</td>
<td>Proposed Natural Environment mapping amendment has been removed from 212 Alice Street Lowertown</td>
</tr>
<tr>
<td></td>
<td>Correspondence sent to Mr. Prince, advising of change, no response received</td>
</tr>
<tr>
<td>Name</td>
<td>Details</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Guy Kelly             | • Proposed Natural Environment mapping amendment has been removed from Mr. Kelly's property (Part Lot 29, 30, Conc 7, Morris, 42537 Cranbrook Line.  
                         • Mr. Kelly also requested that the mapping of a small pond be removed, which has been done.  
                         • Mr. Kelly has provided correspondence stating he is agreeable to the change. |
| Yvonne Kitchen        | • There is a small area (.75 acres) on the South Part Lot 31, Conc 12 Turnberry that Ms Kitchen requested be changed from Agriculture to Natural Environment Full Protection  
                         • This change has been made, and correspondence has been sent to Ms Kitchen. |
| Steve and Janice Fortier | • Proposed Natural Environment mapping amendment has been removed from Lot 17, Conc 6 Turnberry  
                            • Correspondence was sent to Mr. Fortier, and he has advised that he has no further comments |
| Joyce and John Farrell | • Proposed Natural Environment mapping amendment has been removed from Lot 30, Conc 12  
                            • Correspondence was sent to the Farrells, and they have verbally indicated that they have no further comments |
| Bill Van Nes          | • Proposed Natural Environment mapping amendments have been removed from Lots 21-25, Conc 4 Morris  
                            • Correspondence was sent to Mr. Van Nes and he has responded that he has no further concerns |
| Tony Rombouts         | • Mr. Rombouts has requested that a forested area along a watercourse on Conc 8, Part Lot 21 be amended from Natural Environment Limited Protection to Agriculture. The area to be amended is approximately 1.9 acres.  
                            • Planning comments: The feature is identified as woodland, wildlife habitat and area of natural and scientific interest  
                            • Comments have been provided by R. White, Biologist stating that area drains a Provincially Significant Wetland. The water course provides an important hydrologic linkage to the adjacent property  
                            • Prior to removing the designation, an Environmental Impact Study is required by the 2014 PPS (Section 2.15), the County of Huron Official Plan (Section 6.3.7, 6.3.8), and the Morris-Turnberry Official Plan (Section 4.3.6)  
                            • The Planning Department recommends that the proposed amendment to Conc 8, Part Lot 21 from Natural Environment Limited Development to Agriculture be removed from OPA 6 |
| Dianne Campbell       | • Proposed Natural Environment mapping amendments have been removed from 87 Mary Street  
                            • Correspondence was sent to Ms. Campbell and no response was received |
| Dave and Anne Hawkins  | • Proposed Natural Environment mapping amendments have been removed from Lot 16, 17 Conc 8, Turnberry  
                            • Correspondence was sent to the Hawkins and Mr. Hawkins responded |
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| Murray Hastings           | • Proposed Natural Environment mapping amendments have been removed from South Part Lot 9, 10 Con 2, Morris (40942 Browntown Road)  
                          | • Correspondence was sent to Mr. Hastings and he responded to indicate he has no further comments                                     |
| Joseph Schwartzentruber   | • Proposed Natural Environment mapping amendments were removed from Part Lot 20, Con 1 Turnberry  
                          | • The mapping in the Natural Heritage Plan Technical document included removing an existing Natural Environment designation around the residence on this property  
                          | • Mr. Schwartzentruber has requested that an area of the Part Lot 20, Con 1 Turnberry  
                          | • Planning comments: the Planning Department supports mapping corrections that are consistent with the mapping in the Natural Heritage Plan Technical document.  
                          | • Prior to removing the designation, an Environmental Impact Study is required by the 2014 PPS (Section 2.15), the County of Huron Official Plan (Section 6.3.7, 6.3.8), and the Morris-Turnberry Official Plan (Section 4.3.6)  
                          | • The Department recommends that amendments proposed to Lot 20, Con 1 Turnberry from Natural Environment Limited Development to Agriculture and from Natural Full Protection to Agriculture or Non-Prime Agriculture that are not supported by the Natural Heritage Plan Technical document be removed from OPA 6 |

Susanna Reid, MCIP RPP  
Craig Warmer, Senior Planner  
MCIP, RPP
Susanna.

I reviewed the proposed draft official plan section 3 regarding Agriculture. My preliminary comments for discussion follow.

1. I understand that there are two designations: “Agriculture” and “Agriculture (Non-Prime).” The list of predominant uses of land applies to both designations.

2. It is not clear, but I assume that the “Agriculture” designation consists of Prime agricultural land. I also assume that the “Agricultural” designation refers to the “Prime Agricultural Area” and therefore it contains both prime and non-prime lands.

3. In 3.2 Goals, you add the phrase “sizes and intensities of agriculture”. I interpret this to mean the size and intensity of the ‘farm operation’ and not necessarily the size of the farm property.

4. In the “following directions”, you add that “to provide a policy and regulatory environment that is supportive of farming and agriculture related businesses”. I am wondering whether the policy is to be contained within this official plan or is it in a guideline or secondary plan.

5. The Policies in 3.3 seem to only apply to the areas that are designated “Agriculture”. This is determined in 3.3.1. If I am incorrectly interpreting this, is the intent to apply these policies to both designations? The addition of a “temporary dwelling” is a policy that has been used in the past to accommodate “farm labour” whether or not they are family. The use of a development agreement that is registered on title could be problematic for legal reasons. Further thought is needed to determine if this is an appropriate approach.

6. The policies in 3.3.11, reference is made to the “agricultural designation”. Does this mean “agriculture” or both designations?

7. The policies is 3.4 only apply to the “Agriculture” designation. I doubt if this is the intent.

8. The policy to allow for severances of farms that are at least 60 hectares is novel. Here, you allow for small farms. If the original farm is 100 hectares, it is possible to create a 20 hectare farm and an 80 hectare farm, except where there is an intensive livestock operation. However, 38 hectare farms cannot be split into two small farms.

9. If there is a farm consolidation and a 200 hectare farm is created, is it possible to create a 20 hectare farm and a 180 hectare farm? Is it possible to consolidate two 40 hectare farms and create a 20 hectare farm and a 60 hectare farm? The policy should not contradict policy 3.4.9 where surplus farm dwellings may be severed.

10. Policy 3.4.10 should be clarified to require that the consolidation of farms must occur prior to the owner applying to sever a surplus farm dwelling. It should also be clarified that the consolidated farms should be abutting and should merge in title. I have seen cases where farms are physically separated and are put into the same ownership and the surplus farm dwelling is then severed. It is then possible to convey one of the farms and undo the consolidation.

These are my initial thoughts arising from your draft. I will be pleased to further discuss this with you.

Mark L. Dorfman, F.C.I.P., R.P.P.

I am meeting with my Mennonite clients this week to discuss progress. I will advise them of my comments on the draft official plan. Also, I am undertaking further research on small farms using data from the 2016 census of Agriculture. I have order a special run to establish the
number and size of “small farms” based on farm size and gross farm receipts. I am looking at Ontario and seven counties. It is expected that I will receive the data in the latter part of July.

Regards.

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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
Treasurer

__________________________________________________________
Nancy Michie, Administrator
Clerk
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](http://www.morristurnberry.ca/planning-and-development-department.page.78.html)
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.
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 75-2017

"CONFIRMATORY BY-LAW"

Being a by-law of the Corporation of the Municipality of Morris-Turnberry to confirm the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry, for the meeting, dated July 27th, 2017;

WHEREAS by Section 8 of the Municipal Act 2001, S.O. 2001, c. 25- A municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

WHEREAS by Section 5.(3) of the Municipal Act 2001, S.O. 2001, c. 25 – A municipal power, including a municipality’s capacity, rights, powers and privileges under Section 8, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Morris-Turnberry for the July 27th, 2017 meeting, be confirmed and adopted by By-law;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY ENACTS AS FOLLOWS:

1. The action of the Council of the Corporation of the Municipality of Morris-Turnberry at its meeting held the 27th day of July, 2017, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other action taken by the Council of the Corporation of the Municipality of Morris-Turnberry at the meeting, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this By-Law;

2. The Mayor and proper officials of the Corporation of the Municipality of Morris-Turnberry hereby authorized and directed to all things necessary to give effect to the action of the Council to the Corporation of the Municipality of Morris-Turnberry referred to in the preceding section thereof;

3. The Mayor and Administrator Clerk-Treasurer are authorized and directed to execute all documents necessary in that behalf and to affix thereto the Seal of the Corporation.

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

Mayor, Paul Gowing

Clerk, Nancy Michie