Municipality of Morris-Turnberry
5 Year Review

Public Open House

October 11 2016
Presentation Outline

1. About the Official Plan

2. Summary of Significant Revisions to Morris-Turnberry Official Plan
What is an Official Plan?

A guiding document to manage and direct land use change in the community for a 20 year time horizon.
Why review the Official Plan?

• Review the land supply designated for development– is it adequate for the next 20 years of growth and development?
• Incorporate legislative changes from the province
• Engage the public, agencies regarding the long-term vision for the municipality
1. Legislated Public Meetings

- Special public meeting required by Section 26(3) of the Planning Act was held on March 17 2016

- One open house is required by Section 17(16) of the Planning Act (Tonight)

- One public meeting is required by Section 17(15) d) of the Planning Act (Date to be set by Council)
Part 1: The Plan and Its Purpose- Revisions

• Reference to 2014 Provincial Policy Statement added

• Reference to the Ontario Human Rights Code and Canadian Charter of Rights and Freedoms
Agricultural Policies- Revisions

• On-farm diversified uses (Section 3.3.7)
  – 2014 PPS has broadened the permitted uses accessory to agricultural operations
  – home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products, including wineries

• Wineries (Section 3.3.17)
  - Permitted as accessory uses in the agricultural area
Agricultural Policies- Revisions

• Temporary dwelling, supplementary to the main dwelling for a second farm family and farm labour
  – Defined a mobile home or moveable dwelling
  – Development agreement is required ensuring the removal of the temporary dwelling when no longer required
Agricultural Policies- Revisions

Removal of Agricultural Lands from Agricultural Designation (Section 3.3.18)

- Settlement area expansion with comprehensive review
- Extraction of aggregate resources with rehabilitation following removal
- Limited non-residential uses
- As directed by the 2014 PPS and the County OP
Agriculture Severance policies

Policy to be added:
The division of a 60 ha parcel into a 38 ha parcel and a 20 ha parcel

Policies to be amended:
- Clarification that “Consents will not be allowed which have the effect of creating lots for non-farm uses.” does not apply to surplus residence severances
- Retained parcels from surplus residence severances may be less than 19 ha if the retained land merges with an adjacent farm
- Requirement that unused wells on surplus residence severance lots be decommissioned
Natural Environment Revisions

1. Mapping

2. Policies:
   a) Natural Environment (outside settlement areas)
   b) Settlement areas
   c) Mineral aggregate policies
## Review of Development within Natural Environment Feature

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Planning Application Required?</th>
<th>Environmental Impact Study required?</th>
<th>Forest Conservation By-law applicable?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate operation</td>
<td>Yes</td>
<td>Yes</td>
<td>Not applicable for properties with Aggregate license</td>
</tr>
<tr>
<td>Barn or manure storage</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Residential development</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Cropping/agricultural practices</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>
## Natural Environment Mapping

<table>
<thead>
<tr>
<th>Schedule B</th>
<th>Natural Environment designations to be amended to reflect natural features in the municipality (2006 mapping)</th>
</tr>
</thead>
</table>
| Schedules C1-C6 to be added | • Wetlands  
• Woodlands  
• Wildlife Habitat  
• ANSIs  
• Gullies and Valleylands  
• Natural Heritage System |
| Background maps to be removed | • Wetlands  
• Significant Woodlands  
• Significant Wildlife Habitat  
• Significant ANSIs |
Natural Environment- Revisions

• Natural Heritage System defined (Section 4.3.9)
  - natural heritage features + valleylands and watercourses
  - Environmental Impact Studies for development applications to consider linkages
  - “Adjacent lands” 120 metres from natural heritage features
• Reference to CA Watershed Report Cards added (Section 4.3.3)
Natural Environment- Revisions

• Significant Habitat for Threatened or Endangered Species removed from Natural Environment: Full Protection designation (Section 4.3.6)
  - Change in the 2014 PPS
  - Habitat for Threatened or Endangered Species is subject to the Species at Risk Act
Natural Environment Policies in Settlement areas

- Clarify requirement for Environmental Impact Studies for development within Settlement areas (Sections 6.3.6, 6.4.6)
- Clarify applicability of Forest Conservation By-law within Settlement areas
- Add protection of natural heritage features to the Site Plan Control policies (Section 8.7)

Section 6.5 Open Space and Parkland, Floodplain

- Clarification between Open Space and Parkland policies and Natural Environment features in settlement areas
Section 6.5.4  Floodplain Management

Two-zone flood plain policy for Lowertown

**Floodway:**
Development or site alteration limited to:
- flood and/or erosion control works, minor additions, non-structural uses which do not affect flood flows

**Floodfringe:**
Development and site alteration with floodproofing where effects and risk to public safety are minor

CA permit may be required for both Floodway and Floodfringe
One-zone flood plain policy for Bluevale

- Considered to be a floodway
- CA permit may be required
Appendix 2a: CA Reg Land: floodplain, river valleys, wetlands

Appendix 2b: Floodplain Only
Mineral Aggregates- Revisions

- Accessory aggregate recycling facilities permitted
- Environmental Impact Study requirements clarified (Section 5.3.4)
- Study requirements moved from the Appendix into the Official Plan (Section 5.3.12)

Mapping change:
Mineral Aggregate (proposed) and Mineral Aggregate (existing) both changed to Mineral Aggregate
Morris-Turnberry Settlement Areas

<table>
<thead>
<tr>
<th>Type</th>
<th>Acres of Land Available</th>
<th>Projected land supply required for 20 years*</th>
<th>Surplus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>197 acres</td>
<td>21 acres</td>
<td>176 acres</td>
</tr>
<tr>
<td>Commercial</td>
<td>87 acres</td>
<td>13 acres</td>
<td>74 acres</td>
</tr>
<tr>
<td>Industrial</td>
<td>49 acres</td>
<td>34 acres</td>
<td>15 acres</td>
</tr>
</tbody>
</table>

* 20 year land supply required by the Provincial Policy Statement
Settlement Area- Revisions

• Growth Allocation policies in County Official Plan recognized

• Population growth directed according to settlement area
  – Primary Settlement Areas: 65% (North of Wingham, East of Wingham)
  – Secondary Settlement Areas: 15% (Belgrave)
  – Tertiary Settlement Areas: 12% (Belmore, Bluevale, Junctionville, Lowertown, Walton)
Settlement Area- Revisions

• Expansion of settlement area policy added
• Employment areas defined as Industrially designated lands
  – Policy for expanding employment areas added
  – Policy for removing land from employment areas added
# Wingham and Area Industrial Land Strategy

![Map of Wingham and Area Industrial Land Strategy](image)

<table>
<thead>
<tr>
<th></th>
<th>Morris-Turnberry</th>
<th>North Huron</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total acres designated Industrial</td>
<td>192</td>
<td>69</td>
<td>261</td>
</tr>
<tr>
<td>Number of properties that provided consent</td>
<td>18</td>
<td>10</td>
<td>28</td>
</tr>
<tr>
<td>Total acres of land of properties that participated</td>
<td>146</td>
<td>64</td>
<td>210</td>
</tr>
</tbody>
</table>
WAILS Policy amendments

- Industrial development in Lowertown will connect to services where available
- Where privately serviced, development agreement required
- Source Water Protection Policies and Appendix mapping added
- Natural Environment features identified
- Revision to Highway Commercial policies to permit “Professional Offices larger than 930 square metres”, as a permitted use subject to rezoning
Affordable Housing Targets

Within the regional market area (Huron County)
- 30% of total residential development will be affordable to low and moderate income households
- 30% of total residential development will be medium and high density
Second Unit Policies

Permitted in Hamlets and Residential Designations (Section 6.3.1, 6.4.1)
- Garden suites with a temporary use ZBLA
- Second permanent dwelling in a detached dwelling or accessory structure
- Maximum of two dwelling units on a lot
- Regulated by the Zoning By-law
- Adequate services required
Community Economic Development and Municipal Infrastructure

• Remove alternative energy policies (under the Green Energy Act, municipal Official Plans are no longer permitted to regulate alternative energy projects)
Implementation Policies

• Complete application requirements
• Subdivision and condominium phasing policies
• Aboriginal and treaty rights in section 35 of the Constitution Act, 1982
• Site plan control policies (consider natural environment features, well head protection areas and adjoining street sustainable design elements)
• Consent policies to include consent for easements
• Source Water Protection policies added
Schedule B Mapping

- Both “Mineral Aggregate (Existing)” and “Mineral Aggregate (Potential)” designations changed to “Mineral Aggregate”
- Updated mapping of Natural Environment designations on Schedule B, according to the mapping provided in the Natural Heritage Technical document
- Changed Schedules B- Lowertown and East of Wingham from black and white to colour
- Added flood plain mapping to Schedule B- Bluevale
- Added Former Railway Lands
Schedules C, D and Appendices

• Natural Environment
  – Removed Natural Heritage Background maps
  – Added Natural Heritage Schedules C1-C6

• Floodplain and Conservation Authority Regulated Lands appendix mapping added.

• Source Water Protection appendix mapping added

• Roads Schedule D added
# Timeline

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Notify Public and Agencies of s 26 Special Council Meeting</td>
<td>February/March 2016</td>
</tr>
<tr>
<td>Special Council Meeting (s 26(3) of Planning Act)</td>
<td>March 15 2016</td>
</tr>
<tr>
<td>Morris-Turnberry Council reviews draft Amendments</td>
<td>July – August 2016</td>
</tr>
<tr>
<td>Morris-Turnberry property owners meet with planner</td>
<td>Sept 19, 20, 22 2016</td>
</tr>
<tr>
<td>Public Open House (s 17(16) of the Planning Act)</td>
<td>October 11 2016</td>
</tr>
<tr>
<td>Revisions following public consultation</td>
<td>October/November</td>
</tr>
<tr>
<td>Required Public Meeting (s 17(15) of the Planning Act)</td>
<td>To be set by Council</td>
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<tr>
<td>Adoption by Morris-Turnberry Council</td>
<td>December 2016/January 2017</td>
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<tr>
<td>Forward to the County of Huron for Approval</td>
<td>February 2017</td>
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