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TOWNSHIP OF NORTH HURON

**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. 9 by By-law No. 104-2017 on the 21<sup>st</sup> day of November, 2017 under Section 17 & 22 of the Planning Act. This amendment now requires the approval of the County of Huron.

**Purpose and Effect:**

The subject property is Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St., (The "Canadian Crane Property") in the former Turnberry Township, Municipality of Morris-Turnberry.

The municipal address is 160 Potter Street, R.R. 2, Wingham.

The legal description is Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St., (The "Canadian Crane Property") in the former Turnberry Township, Municipality of Morris-Turnberry.

The property is 1.4 ha (approximately 3.5 acres).

The purpose of Official Plan Amendment No. 9 is to redesignate the property in the Morris-Turnberry Official Plan from Residential and Floodway to Industrial and Flood Fringe. The redesignation from floodway to flood fringe reflects the latest flood risk mapping from the Maitland Valley Conservation Authority.

**Effect of Written and Oral Submissions:**

Agency and staff comments were received in support of the application and two public comments objecting to the application. The one public objection has been revoked. The effect of the comments resulted in a council decision to adopt the official plan amendment application and approve the zoning by-law amendment application.

**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 attached and is also 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 24<sup>th</sup> day of November, 2017.

Nancy Michie

Administrator Clerk-Treasurer

Municipality of Morris-Turnberry

41342 Morris Road,

Brussels, ON N0G 1H0

Telephone 519-887-6137

Email nmichie@morristorynberry.ca



# **AMENDMENT No. 9 TO THE MORRIS-TURNBERRY OFFICIAL PLAN**

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## **STATEMENT OF COMPONENTS**

### **PART A**

Part A is the preamble to Amendment #9 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' Lowertown) constitutes Amendment #9 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.

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## **Part A: Preamble**

### **Purpose and Effect:**

The lands subject to these amendments include; Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St. (The "Canadian Crane Property").

The amendments recognize the long term use of the property as industrial and allow for the construction of an additional storage bay and driving sheds. The main access to the property is proposed switch from Potter St to a reopened lane to Helena St at the south end of the property.

The property is proposed to be redesignated in the Morris-Turnberry Official Plan from Residential and Floodway to Industrial and Flood Fringe. The redesignation from floodway to flood fringe reflects the latest flood risk mapping from the Maitland Valley Conservation Authority.

**The corresponding Zoning By-law Amendment** to the Municipality of Morris-Turnberry Zoning By-law will amend the zoning on the subject property from FW-1 (Floodway-Special Provisions), FW-2 (Floodway- Special Provisions) and VR1 (Village Residential) to VM1 (Village Industrial) and Flood Fringe (FF).



**THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY**

**BY-LAW No. 104 -2017**

**A BY-LAW TO ADOPT AMENDMENT No. 9**

**TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF MORRIS-TURNBERRY**

**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 #9;

**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 # 9 to the Official Plan of the Municipality of Morris-Turnberry, constituting the attached Schedule 'B' Lowertown, is hereby adopted.

**THAT** the Clerk is authorized to forward Amendment No. 9 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.

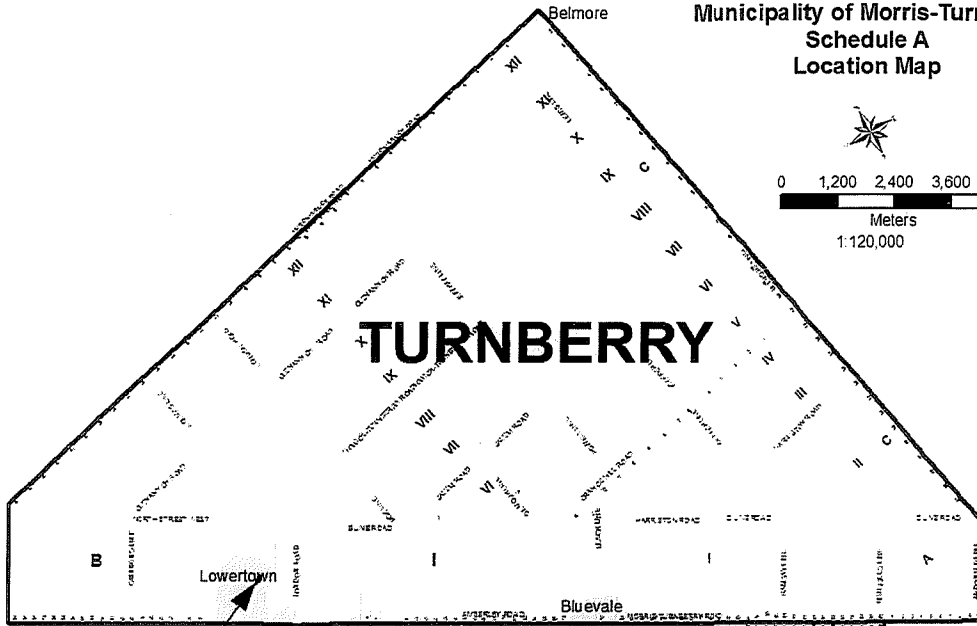
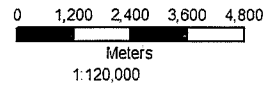
**THAT** this By-law shall come into force on the day of passing thereof and this amendment comes into effect as an official plan when approved in accordance with Section 17 of the Planning Act.

READ A FIRST TIME ON THE	21 <sup>st</sup> DAY OF	November	, 2017
READ A SECOND TIME ON THE	21 <sup>st</sup> DAY OF	November	, 2017
READ A THIRD TIME AND PASSED THIS	21 <sup>st</sup> DAY OF	November	, 2017

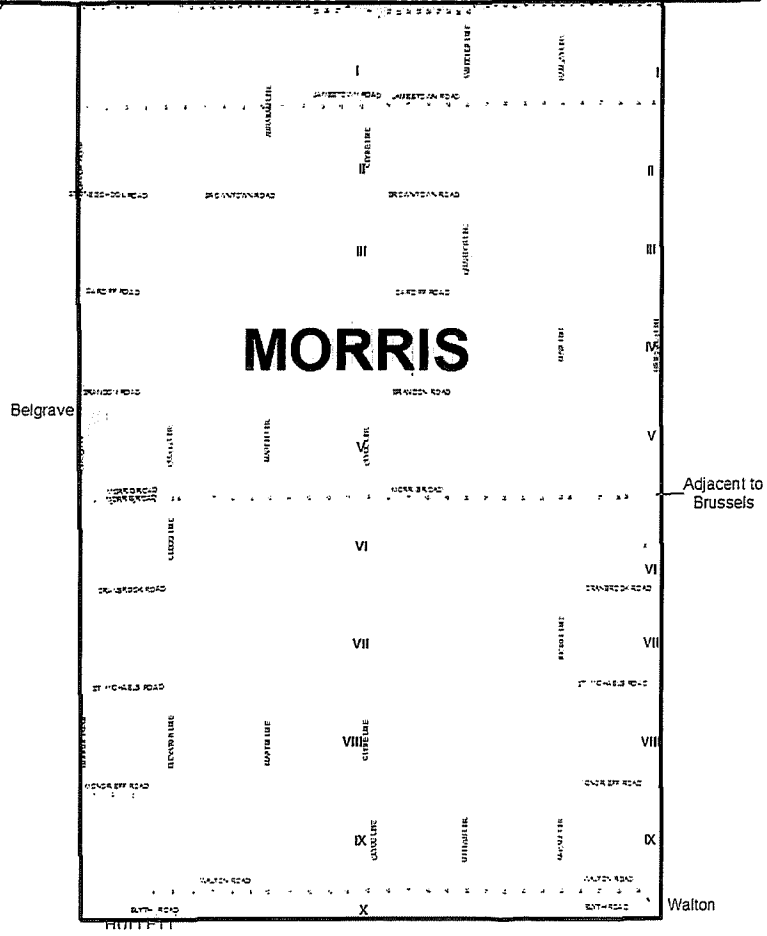
  
\_\_\_\_\_  
Paul Gowing – Mayor

  
\_\_\_\_\_  
Nancy Michie – Administrator Clerk Treasurer

Municipality of Morris-Turnberry  
Schedule A  
Location Map



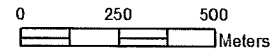
Property to which this amendment applies



# MORRIS-TURNBERRY OFFICIAL PLAN

Designation change from Residential & Flood Fringe Overlay to Industrial & Flood Fringe Overlay

1:15,000



Designation change from Residential to Industrial and Flood Fringe Overlay

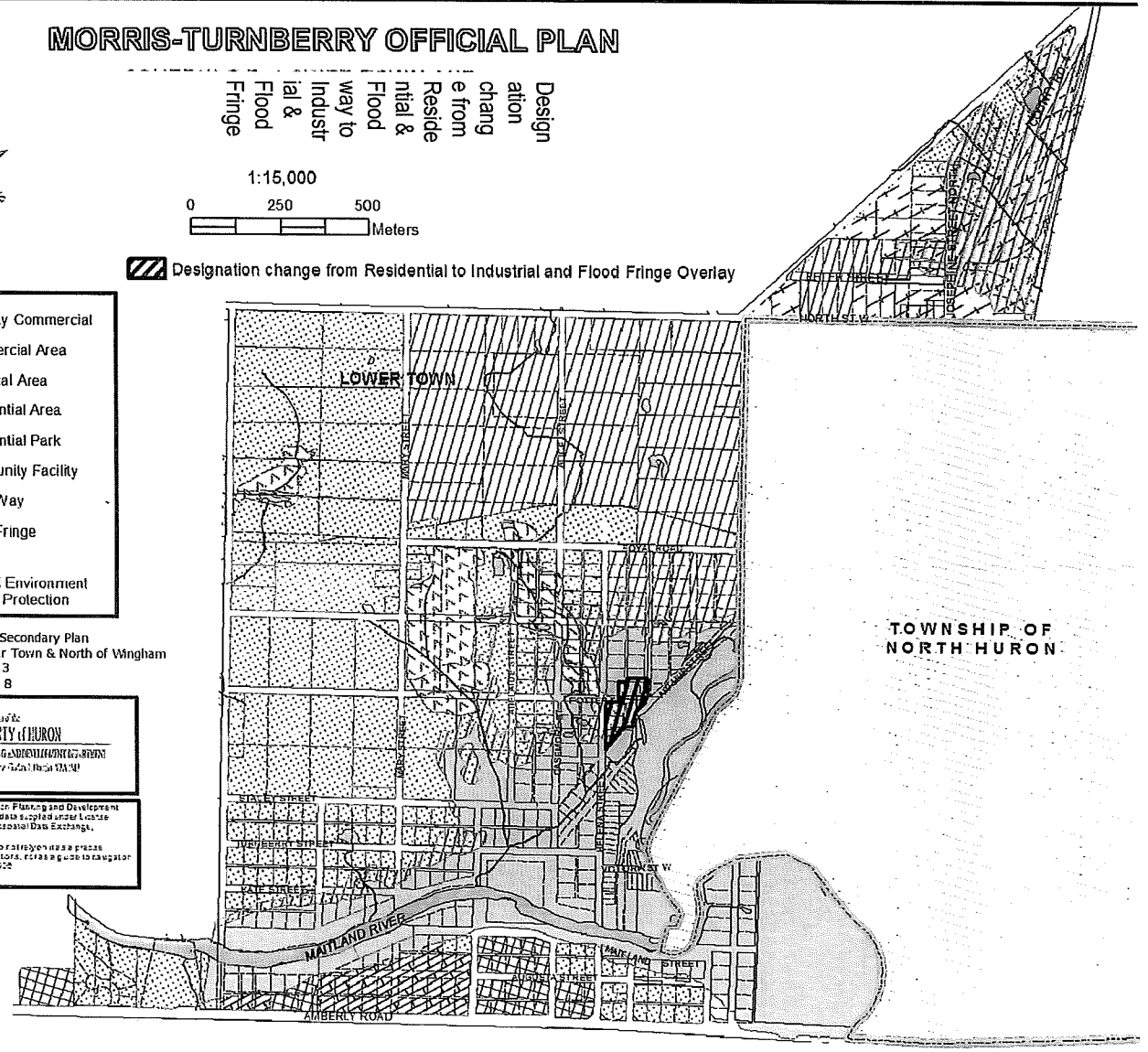
- ay Commercial
- ercial Area
- rial Area
- ential Area
- ential Park
- unity Facility
- Way
- Fringe

d Environment  
I Protection

\*Secondary Plan  
er Town & North of Wingham  
13  
A B

City of Huron  
AG AND DEVELOPMENT DEPARTMENT  
1000 Huron Street  
Huron, Ontario N1P 1A1

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release, refer to guide to navigator  
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## **Part C: APPENDIX**

This appendix is for information purposes only and is not part of the amendment.

OPA 9 to the Morris-Turnberry Official Plan recognizes the long term industrial use of the subject property described as: Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St.

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

- Three site plans including:
  - An Overall Site Plan Concept (September 5<sup>th</sup>, 2017), Proposed Fourth Service Bay Concept Plan (October 2017), Revised Site Plan (waiting to receive)
- Topographic Site Sketch prepared by D. Culbert, (December 4, 2012)
- Flood Risk Mapping provided by the Maitland Valley Conservation Authority (October 10, 2017)
- Stage 1-2 Archeological Assessment for the Wingham Industrial Lands Study
- Ministry of Environment and Climate Change Guideline D-6 Noise Study, GHD, May 12, 2016
- E-mail correspondence from Maitland Valley Conservation Authority

# MUNICIPALITY OF MORRIS-TURNBERRY

P.O. Box 310, 41342 Morris Road, Brussels, Ontario NOG 1H0  
Tel: 519-887-6137 ext. 21 Fax: 519-887-6424 Email: nmichie@morristorynberry.ca



**Nancy Michie**  
Administrator Clerk-Treasurer

## NOTICE OF THE PASSING of a ZONING BY-LAW AMENDMENT BY THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

**Take Notice** that the Council of the Corporation of the Municipality of Morris-Turnberry passed By-law No. 105-2017, on the 21<sup>st</sup> day November, 2017, under Section 34 of the Planning Act, RSO 1990.

### **Effect of Written and Oral Submissions:**

Public and agency comments were received in support of the application, the effect of which resulted in a decision to approve the zoning by-law amendment application.


**And Take Notice** that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Municipality of Morris-Turnberry, not later than the 14<sup>th</sup> day of December, 2017, at 12 noon, a notice of appeal setting out the objection, accompanied by payment of the fee prescribed under the Ontario Municipal Act.

Amount of fee payable on appeal is \$300.00 with a cheque made payable to the "Minister of Finance".

Only individuals, corporations and public bodies may appeal a zoning by-law 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.

**An explanation** of the purpose and effect of the by-law, describing the lands to which the by-law applies is provided below and a Key Map showing the locations of the affected lands is attached. The complete by-law is available for inspection at the Municipal Office during regular office hours.

Dated at the Municipality of Morris-Turnberry this 24<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
Nancy Michie, Administrator Clerk-Treasurer  
Municipality of Morris-Turnberry  
PO Box 310,  
BRUSSELS, ON  
NOG 1H0  
519-887-6137





**THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW No. 105 - 2017**

**WHEREAS** the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014, as amended, of the Corporation of the Municipality of Morris-Turnberry; and


**NOW THEREFORE** the Council of the Corporation of the Municipality of Morris-Turnberry ENACTS as follows:

1. This by-law shall apply to Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St. and is comprised of Schedules 1-3.
2. By-law 45-2014 is hereby amended by changing from FW-1 (Floodway- Special Provisions), FW-2 (Floodway- Special Provisions) and VR1 (Village Residential) to VM1 (Village Industrial) and Flood Fringe (FF) the zone symbol of the lands identified as 'zone change to VM1 and Flood Fringe (FF)' on the attached Schedule 3.
3. Key Map – Lowertown, By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.
4. All other provisions of By-law 45-2014 shall apply.
5. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE  
READ A SECOND TIME ON THE  
READ A THIRD TIME AND PASSED THIS

21<sup>st</sup> DAY OF November , 2017.  
21<sup>st</sup> DAY OF November , 2017.  
21<sup>st</sup> DAY OF November , 2017.

  
\_\_\_\_\_  
Paul Gowing, Mayor

  
\_\_\_\_\_  
Nancy Michie, Administrator Clerk-Treasurer

**SCHEDULE 1  
CORPORATION OF THE MUNICIPALITY OF  
MORRIS-TURNBERRY  
BY-LAW No. 105- 2017**

By-law No. 105 - 2017 has the following purpose and effect:

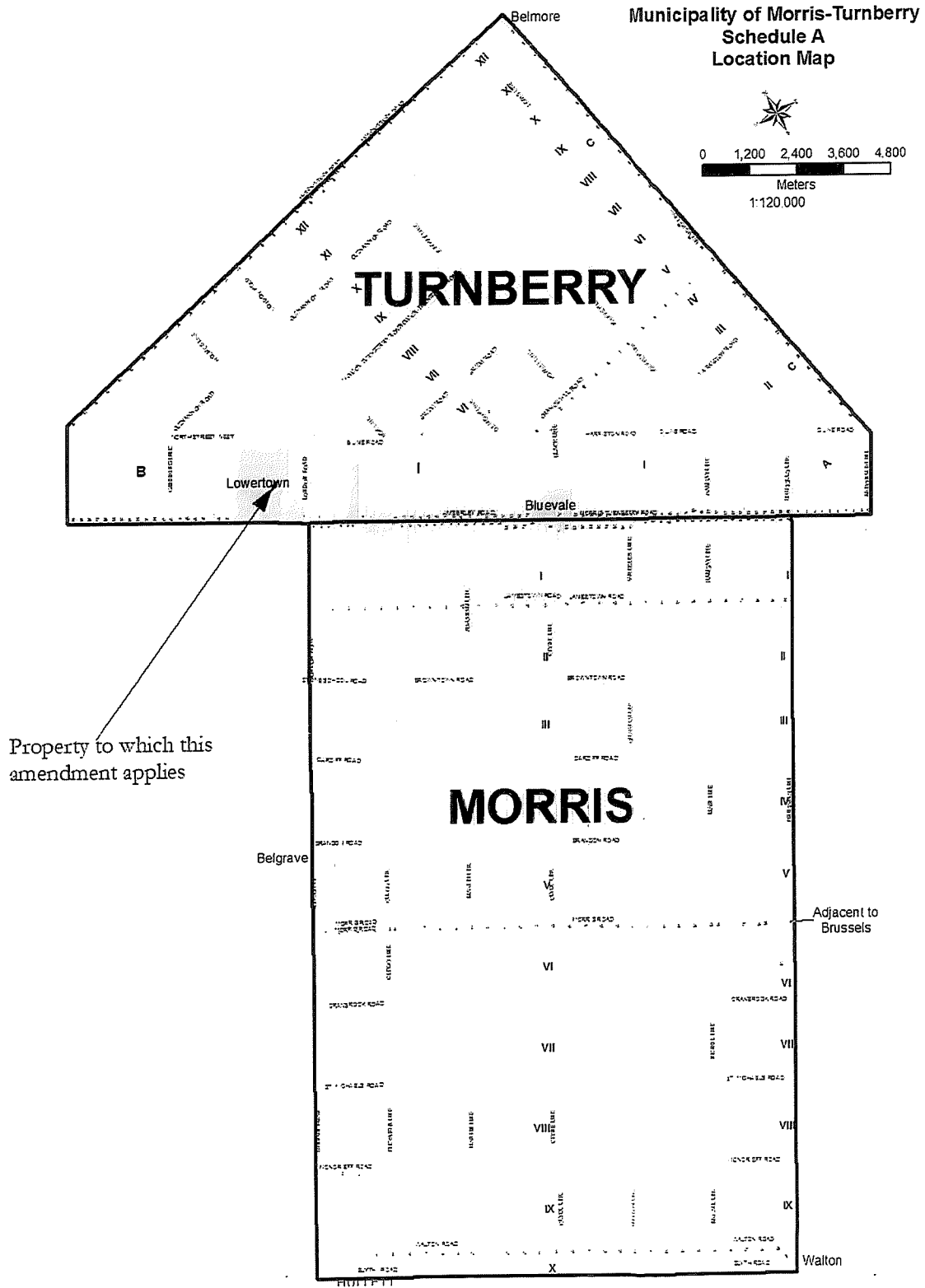
1. The lands subject to these amendments include; Plan 410 Lots 279-281, Lot 301, Part Lots 282 and 300, Parts of Augusta St, Patrick St and the Lane. Plan 427 Lot 43 and Part Lot 42, Part Herbert St. (The "Canadian Crane Property").

The amendments recognize the long term use of the property as industrial and allow for the construction of an additional storage bay and driving sheds. The main access to the property is proposed switch from Potter St to a reopened lane to Helena St at the south end of the property.

The property is proposed to be rezoned in the Morris-Turnberry Zoning By-law from FW-1 (Floodway- Special Provisions), FW-2 (Floodway- Special Provisions) and VR1 (Village Residential) to VM1 (Village Industrial) and Flood Fringe (FF).

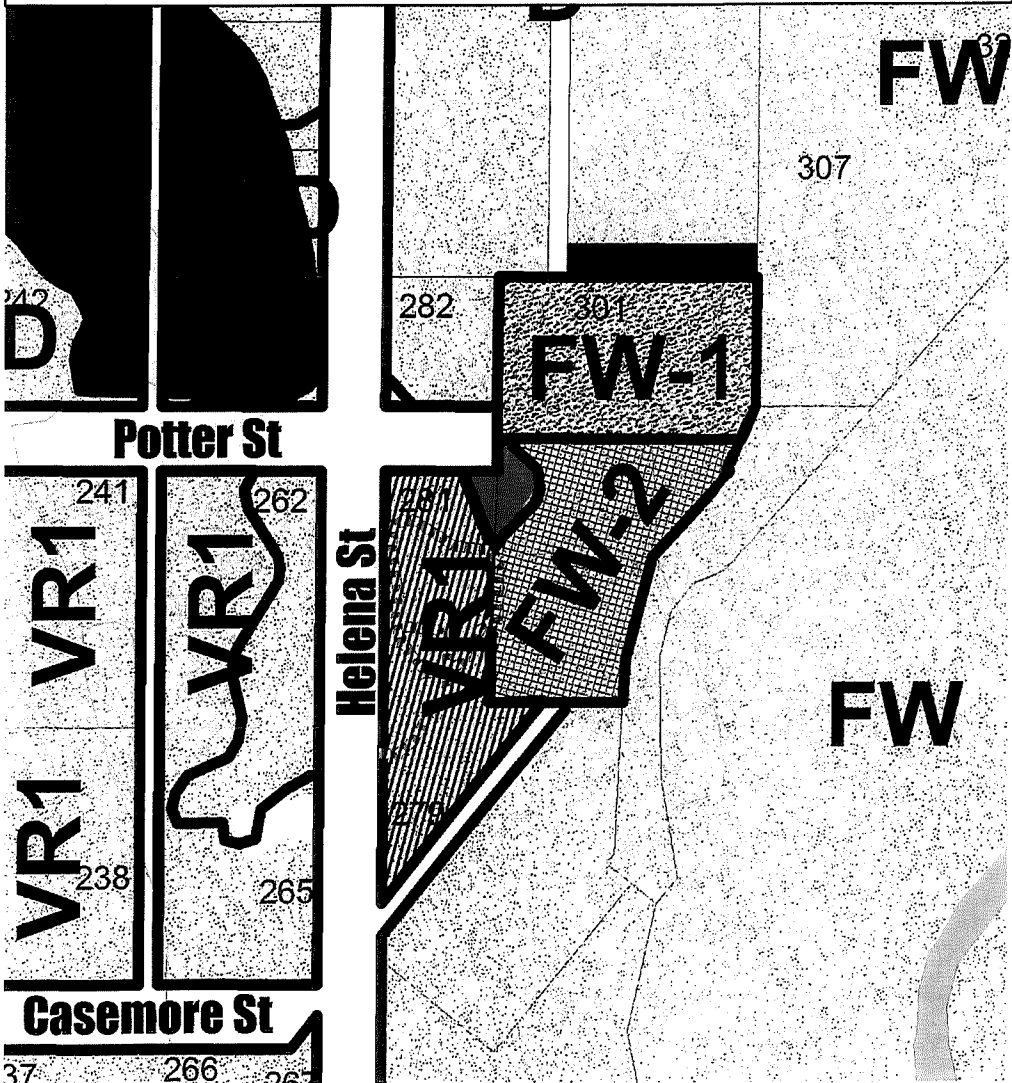
2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.
3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.
4. Pursuant to the Planning Act Section 24 (2), the Zoning By-law Amendment will not come into force until the Official Plan Amendment 9 to the Morris-Turnberry Official Plan is in full force and effect.

**SCHEDULE 2  
THE CORPORATION OF THE  
MUNICIPALITY OF MORRIS-TURNBERRY  
BY-LAW No. 105 - 2017**



**SCHEDULE 3**  
**THE CORPORATION OF THE**  
**MUNICIPALITY OF MORRIS-TURNBERRY**  
**BY-LAW No. 105 - 2017**

<p style="text-align: center;">Amendments</p> <p>1 Amended by By-law 71-2015                  2 Amended by By-law 20-2016</p> <p style="text-align: right;">REVISION DATE <u>October 17, 2017</u></p>	<p style="text-align: center;">Municipality of Morris-Turnberry Schedule A</p> <p style="text-align: center;">Key Map - Lowertown</p>
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- Zone change from VR1 (Village Residential - Low Density) to VM1 (Village Industrial)
- Zone change from FW-2 (Floodway Zone - Special) to VM1 (Village Industrial) and FF (Flood Fringe)
- Zone change from FW-1 (Floodway Zone-Special) to VM1 (Village Industrial) and FF (Flood Fringe)
- Zone change from FW (Floodway Zone) to VM1 (Village Industrial) and FF (Flood Fringe)

<p> Zone - AG1 unless otherwise labeled</p> <p> Zone - IE1 (Full Protection)</p> <p> Zone - I.E2 (Limited Protection)</p> <p> Conservation Authority (Notical on Axis)</p> <p> Former Railway Lands</p> <p> Airport Lands (see provision 1.2.1)</p>	<p> Property Boundary</p> <p> Lot Boundary</p> <p> Water Body</p> <p> Silver Stream</p> <p> Road</p>	<p> Open Lands</p> <p> Closed Lands</p> <p> Landfill Buffer 500m</p> <p> Floodway</p> <p> Unopened Road Network</p>	<p style="text-align: center;">                     25 12.5 0 25                  Meters                  1:1,200             </p>
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