



MORRIS-TURNBERRY OFFICIAL PLAN

Adopted August 22, 2006

Consolidated January 2018

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

MORRIS-TURNBERRY
OFFICIAL PLAN CONSOLIDATION

This document is a consolidated copy of the Morris-Turnberry Official Plan and subsequent amendments. This compilation is for administrative purposes and does not represent true copies of the amendments it contains. Any legal interpretation of this document should be verified with the Clerk.

This consolidated Official Plan contains the following amendments:

OPA	Purpose	Local Adoption	County Approval
	Original Official Plan	August 22, 2006	January 3, 2007 (deferring Highway Commercial policy and designation) and November 5, 2008 (approving Highway Commercial policy and designation)
	Original Official Plan – with modification from the OMB to Schedule B – East of Wingham (mapping)	N/A	OMB Approval (PL081567) – November 16, 2009
2	Designation change for ANSI's from Natural Environment Full Protection to Natural Environment Limited Protection. Text changes to Section 4.3.6 and addition of consent policies to Section 4.4	April 14, 2009	June 10, 2009
3	Designation change from Commercial and closed road allowance to Industrial, Schedule B-North of Wingham	April 21, 2015	May 29, 2015
4	Housekeeping Amendment. Text changes to Sections 3.4.5, 3.4.9, 3.3.6, 5.3.9.3, 5.3.10, 5.3.11, 5.4 & 6.3.6e	July 7, 2015	August 11, 2015
5	Designation change from Agriculture to Mineral Aggregates, Part Lot 21, Concession 8, former Twp of Morris	July 21, 2015	August 25, 2015
6	Morris-Turnberry Official Plan Five Year Review	July 27, 2017	October 4, 2017
7	Designation change from Community Facility to Highway Commercial, South Part of Lot 9, Concession 1, former Township of Turnberry	November 1, 2016	December 9, 2016
8	Designation change for Commercial Area and closed Road Allowance to Industrial Area, All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432.	May 9, 2017	May 29, 2017
9	Designation change from Residential and Floodway to Industrial and Flood Fringe – Plan 410, Lots 279-281, Lot 301, Pt Lts 282 & 300, Parts of Augusta St., Patrick St & the Lane – Plan 427, Lot 43 and Pt Lt 42, Part Herbert St.	Dec 5/17	January 26, 2018

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Appendix to be Removed from the Morris-Turnberry Official Plan by OPA 6

Appendix: Sample Areas of Enhanced MDS Restrictions

Morris-Turnberry Official Plan

1. THE PLAN AND ITS PURPOSE

1.1. THE OFFICIAL PLAN

This document is the Official Plan for the Municipality of Morris-Turnberry. The following text and maps, noted as Schedules “A, B, C ” shall constitute the Official Plan for the Municipality of Morris-Turnberry. A series of maps in the Appendix are provided for information and interpretative purposes but are not considered part of the Official Plan.

The Plan applies to all lands within the corporate boundaries of the Municipality of Morris-Turnberry.

1.2. RELATIONSHIP WITH COUNTY PLAN

This Plan adopts certain basic principles under the direction of the Huron County Official Plan. Sections 1.2 and 8.0 of the County Official Plan state that “the County Plan provides guidelines to local municipalities for the development of local Official Plans”, and “the County will be the approval authority for all local Official Plans.”

The land use categories and definitions used in the County Plan are general. While the basic distinction between rural and urban land uses of the County Plan is maintained, this Plan develops more specific land use categories.

An Official Plan created by a Municipality must conform to the County Official Plan and must be consistent with the Provincial Policy Statement, as prescribed by the Planning Act (RSO 1990). This Official Plan of the Municipality of Morris-Turnberry conforms with the County of Huron Official Plan and is consistent with the Provincial Policy Statement.

1.3. PURPOSE OF THE PLAN

The purpose of this Plan is to identify the resources, capabilities and constraints of the land and community, and to enhance the stewardship of the Municipality’s environment. This Plan provides the legislative basis to implement the community’s vision and goals.

The Municipality of Morris-Turnberry was formed on January 1, 2001 by the amalgamation of the Townships of Morris and Turnberry. The two former Townships each had Secondary Plans under the County Official Plan of 1973. This document replaces those Plans with one Official Plan approved in accordance with the County Official Plan of 1999. Upon County approval of this Plan, the local Secondary Plans are repealed.

The following factors support the need for an updated land use plan:

- the formation of the new Municipality;
- to anticipate and reflect change;
- to ensure conformity with the 2014 Provincial Policy Statement and the Planning Act; as well as other applicable provincial and federal legislation including the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms;
- to develop local Official Plans using community-based processes;
- to update existing documents in order to address new pressures and issues as required by the County Official Plan;
- to build consensus on the desired future of the Municipality.

The Schedule B maps identify areas for both development and resource protection. The corresponding policies direct proposed development to the appropriate land use designations. All development will be in keeping with the overall context of building and promoting a strong and vibrant community while enhancing community health and well-being. Specifically, the purposes of this Plan are:

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- to create a planning environment that addresses the needs and aspirations of the community;
- to create a forum for community-based dialogue in the design, implementation and review of the Plan;
- to develop a land use planning program that maximizes compatibility and minimizes conflict between different land uses;
- to support development that is environmentally sound;
- to ensure that future development and decisions in the municipality are in keeping with the vision, goals and policies of this Plan;
- to promote a healthy, prosperous, vital community that encourages sustainable development and growth;
- to better promote local enterprise such as local food production to improve the resilience of the community to meet its economic needs locally;
- to improve the capacity of our community to mitigate emissions that contribute to climate change and adapt to the effects of climate change;
- to promote healthy population growth throughout the Municipality to support continued community services for all citizens;
- to provide for capital works programs;
- to provide for the implementation of provincial legislation.

1.4. PLAN REVIEW

The Municipality recognizes that planning is an on-going process. Once the Official Plan is adopted, amendments to the Official Plan may be considered from time to time. Such amendments must be in accordance with the Official Plan's basic goals and objectives as well as those of the County Plan and provincial policy.

Every five years, the Municipality of Morris-Turnberry will consider the need for a major review of the Official Plan. In 2016 and 2017, the Municipality reviewed the Official Plan.

2. BASIC PRINCIPLES OF THE PLAN

Morris-Turnberry is a rural community with productive agricultural lands and a network of important natural systems and resources. Hamlets and urban settlements provide areas for community facilities, residential, commercial and industrial development. The visions, goals and policies of the Morris-Turnberry Official Plan intend to balance land uses including development and conservation.

The four general principles below serve as a framework for the land use policies.

- To achieve a level of growth that sustains a vibrant community, that offers economic opportunities and a variety of lifestyles, and that meets the social and recreational needs of the residents.
- To promote the long-term future of agriculture by protecting the land base and promoting an environment conducive to an integrated agricultural community and economy.
- To manage growth and land use in a manner that makes efficient use of infrastructure and other services, and makes efficient use of the taxpayers' investment in public projects and services.
- To manage growth and land use in a manner that protects and enhances the environment, landscape, and cultural heritage which characterizes Morris-Turnberry.

2.1. GOALS

The following identifies goals for the specific land uses in the Municipality: Agriculture, Natural Environment, Settlement Areas, Mineral Aggregates, Community Facilities and Infrastructure, and Community Economic Development.

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For every area of the Municipality of Morris-Turnberry, the definition of “Development” shall be as provided by the Provincial Policy Statement:

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

1. Agriculture

The goals for Agricultural areas are:

- to ensure the viability of all farm types, sizes and intensities of agriculture through flexibility and protection of the agricultural land base;
- to support agricultural practices that protect resources and maintain strong environmental standards; and
- to limit non-farm development in the agriculture designation in support of a strong agricultural sector.
- to give priority to agricultural uses over other uses in the prime agricultural area.

The land base of Morris-Turnberry supports a strong agricultural sector with approximately 74% of the Municipality being classified as prime land (Class 1, 2 and 3) in the Canada Land Inventory of agricultural capability. The skill and innovation of the community has resulted in a strong agricultural economy.

The long-term future of agriculture is to be protected in a manner that does not compromise environmental and human health. The objective of this Plan is to develop land use policies that support the principle of promoting the long-term future and flexibility of agriculture, the land resource, the economy, the natural environment and the community.

The land use plan is a key tool to achieve and secure the long-term future of agriculture. Actions by a wide array of government ministries and agencies, private groups and organizations, and decisions of the private sector must also support the Plan.

In the rural areas, protecting the long-term future and flexibility of agriculture is a fundamental principle of the Plan and the one to which the Plan’s goals and policies are directed.

2. Natural Environment

The goals for Natural Environment areas are:

- to protect locally, regionally and provincially significant natural areas from development, which would have a negative impact on natural environment features and functions;
- to improve the quality of water in groundwater, streams and rivers;
- to ensure a healthy environment and improved quality of life through the protection and enhancement of natural heritage features, areas and systems; and
- to encourage compatible development in keeping with environmental, social and economic goals.

Morris-Turnberry’s natural environment consists of watercourses, valleylands, wetlands, woodlots, Areas of Natural and Scientific Interest (ANSIs), and other environmentally sensitive areas. Over time, land use activities and clearing practices have resulted in natural environment areas that are often of poor health and lacking integrity and linkages.

In 2002, approximately 22% of the Municipality was forested or some type of natural area.

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“How Much Habitat is Enough?” (Environment Canada, 2013) provides thresholds for ecological requirements on the watershed scale.

Protecting remaining natural areas and re-establishing vegetation corridors along major watercourses is necessary to limit erosion by wind and water, to provide water retention and recharge areas, to provide wildlife habitat, and to create an aesthetic and functional balance between agricultural uses and natural ecosystems.

A basic principle of this Plan is to support protection, restoration and enhancement of ecosystems in Morris-Turnberry.

3. Mineral Aggregates

The goals for Mineral Aggregates areas are:

- to protect primary and secondary mineral aggregate deposits with limited constraints, from incompatible development;
- to allow for oil and gas exploration and extraction
- to ensure that new or expanding mineral aggregate operations occur with minimal impact on significant social and environmental features;
- to minimize conflict with adjacent land uses;
- to ensure all mineral aggregate operations meet the requirements of the Aggregate Resources Act; and
- to ensure that mineral aggregate operations are progressively rehabilitated.

Mineral aggregates are an important resource in Morris-Turnberry. This resource is non-renewable; therefore it is a priority to ensure its protection.

The extraction of sand and gravel can have social and environmental impacts. Hence, such operations should be developed in such a way so as to minimize these impacts and be progressively rehabilitated.

A basic principle of this plan is to ensure that sand and gravel deposits are protected for future use. They should be developed in an appropriate manner which limits their impact on surrounding areas. Areas of extraction shall be progressively rehabilitated and returned to its former use, either agriculture or natural environment.

4. Settlement Areas

The goals for the Settlement Areas are:

- to ensure appropriate and adequate services are provided within settlement areas;
- to direct development to designated areas; and
- to provide sufficient land for growth within settlement areas.

The hamlets and settlement areas vary in scale and character, but all urban areas within Morris-Turnberry have a primarily rural quality and provide a range of community services.

Continuous pressure exists for rural non-farm residential development within the Municipality. The goals and policies of this Plan aim to protect agriculture and areas of natural environment by directing development to settlement areas. Sufficient land is available within the designated settlement boundaries for development.

5. Community Economic Development and Municipal Infrastructure

The goals for the economy and municipal infrastructure are:

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- to protect and enhance all economic sectors;
- to encourage the growth of new and innovative pursuits;
- to provide appropriate services which improve the health, well being and enjoyment of residents in the community;
- to ensure appropriate and adequate services and facilities are provided; and
- to direct new community facilities to settlement areas.

Morris-Turnberry's economic foundation is agriculture, and to a lesser extent, manufacturing. This Plan supports the future of these economic activities with the aim of sustainable development.

This Plan recognizes the importance of community services to the quality of life for residents of Morris-Turnberry.

Community facilities are used for social, administrative and recreational purposes, such as churches, schools and sports facilities. These uses should be located in settlement areas. In some cases, community facilities may be permitted in the Agricultural Designation.

Public infrastructure uses are required throughout the Municipality. These uses include roads, electricity and transmission lines and have limited locational flexibility.

3. AGRICULTURE

As the Municipality of Morris-Turnberry contains highly productive soils for agriculture, a fundamental principle of this Plan is to promote and protect the long-term future of agriculture. Approximately 74% of the land in the Municipality is rated Class 1, 2, or 3, in the Canada Land Inventory of agricultural capability. Also, the community has developed a high degree of skill, innovation and leadership in farming. The policies of this Plan aim to protect the agricultural land base while sustaining a strong economy, promoting a healthy environment and building strong communities.

To achieve these goals, most of the Municipality has been designated 'Agriculture' and 'Agriculture (Non-Prime)'.

The Agriculture designation includes Prime Agricultural land, which includes Class 1, 2 or 3 soils or specialty crop lands as identified in the Canada Land Inventory.

The Non-Prime Agriculture designation includes Non-Prime Agricultural Land which includes Class 4, 5 or 6 soils as identified in the Canada Land Inventory.

In the Agriculture and Agriculture (Non-Prime) designations the predominant use of land will be:

- agricultural uses;
- agriculture-related uses;
- on-farm diversified uses;
- residential uses directly related to agriculture; and
- natural features that enhance the area for agriculture and ecosystem health including woodlot and forestry uses as part of farming operations.

3.1. DEFINITIONS AND LOCATION

Agricultural uses means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

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Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.

Agri-tourism uses means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

On-farm diversified uses means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses and uses that provide value-added agricultural products.

Garden Suite means:

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing dwelling that is designed to be portable.

LOCATION: The location of lands designated 'Agriculture' and 'Non-Prime Agriculture' to which the agricultural policies apply is shown on the land use map (Schedule B) of this Official Plan. Specific locations of different types of uses are shown in the Zoning By-law.

3.2. GOALS

The Agricultural goals adopted by this Plan are:

- to ensure the feasibility of all farm types, sizes and intensities of agriculture through flexibility and protection of the agricultural land base;
- to support agricultural practices that protect resources and maintain strong environmental standards; and
- to limit non-farm development in the Agriculture and Non-Prime Agriculture designation in support of a strong agricultural sector.
- to give priority to agriculture uses over other uses in the agricultural area.

These goals will be supported by the following directions:

- to ensure maximum flexibility for farm operators to engage in differing types and sizes of agricultural operations;
- to actively promote and encourage farm operators to use best management practices that protect and enhance the environment;
- to provide a policy and regulatory environment that is supportive of farming and agriculture related businesses;
- to relate development in agricultural areas to the needs of agriculture and respect the farmer's ability to farm and to make a living in agriculture;
- to prevent prime agricultural land from being used for non-agricultural purposes;
- to encourage the retention and reestablishment of woodlots, wetlands, linkages and other natural areas recognizing their benefits for agriculture and the natural environment; and
- to prohibit uses which are not primarily related to agriculture from establishing in areas designated 'Agriculture' and 'Non-Prime Agriculture';
- to promote food production for local consumption and promote food security;
- to encourage agri-tourism including development of farmers' markets; and
- to encourage home occupation and home industry uses as on-farm businesses.

3.3. POLICIES

To achieve these goals, the following policies are adopted.

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1. Farm Unit

In areas designated agriculture, the predominant use of land will be for farming and the predominant type of development will be the “farm unit.” The farm unit consists of the:

- land base;
- barns and other buildings that support the farm operation;
- a farm dwelling; and
- a temporary dwelling required for additional labour or for a retiring farmer

The structures which make up the farm unit will be part of the farm and not on separately titled lots.

The continued diversification of the agricultural industry will be encouraged. All types, sizes and intensities of agriculture will be supported.

Farm operations of varying types and sizes will be allowed. Commercial scale farming means that the residents of the property will be directly involved in farming with a clear intent to produce crops/livestock, with substantial interest in generating products for off farm sale. Having a “Farm Business Registration Number” would assist in demonstrating commercial scale agriculture.

One residence may be built in conjunction with a farm where it is accessory to a commercial scale farming operation. A mobile home or park model trailer (approved by CSA standards, minimum of 14 feet wide) may be considered a principle residence as established in the Zoning By-law.

A temporary dwelling, supplementary to a main dwelling, may be permitted on farms and on existing separated lots for such purposes as a second farm family and farm labour. A temporary dwelling is defined as a mobile home or moveable dwelling. A development agreement is required ensuring the removal of the temporary dwelling when no longer required for its intended purpose.

A garden suite, supplementary to a main dwelling, may be permitted on farms, ancillary to an existing dwelling, with a temporary zoning by-law amendment under Section 39.1 (1) of the Planning Act.

A second permanent dwelling on a farm or on a separated lot will not be permitted.

A farm dwelling may be converted or enlarged to accommodate not more than two dwelling units.

2. Farming Practices

Normal farm practices, as defined in the Farming and Food Production and Protection Act, as amended, will be recognized and protected. Through the Zoning By-law or under other legislation, Council may establish regulations to minimize the impact of agriculture on the environment and to encourage good environmental farming practices.

3. Lot Size

Lot sizes shall support the long-term needs of agriculture and shall ensure that land parcels remain flexible for all forms of agriculture as promoted by this Plan. Lands must be used for the production of food, fibre, biomass or livestock. A minimum lot size of 38 hectares shall apply to all new lots being created.

Notwithstanding the 38 ha minimum, there may be instances where a smaller lot size may be permitted; refer to Section 3.4.2. Land Division Policy.

4. Nutrient Management

Farm operators will complete nutrient management plans and other environmental studies according to best management practices as required by relevant provincial legislation for certain types and sizes of operations.

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All animal operations shall have a sufficient land base available on which to properly apply all manure generated by the operation. Adequate arrangements for manure disposal will be required to the satisfaction of the Municipality of Morris-Turnberry.

5. Agricultural Protection

Agricultural lands as designated on Schedule B shall be protected. Non-agricultural development, other than those uses permitted specifically by this Plan, shall locate in settlement areas.

6. Agricultural Commercial and Industrial Uses

Commercial and industrial uses that process agricultural products or service farms may be permitted in the agriculture designation by rezoning provided:

- the use relates to commercial scale agriculture and not to goods or services that are normally required by the general public;
- the use is required in proximity to farms;
- where possible, the use locates in or near settlement areas, locates in groups, and avoids prime agricultural land;
- any accessory residence remains part of the use and not on a separately titled lot;
- applicable Provincial requirements are met (e.g., certificate of approval);
- a servicing options strategy may be required; and
- additional requirements are addressed through site plan control. (Amended by OPA 4 by-law 41-2015)

7. On Farm Diversified Uses

On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products, including wineries. On-farm diversified uses are business uses permitted in the Agriculture and Non-Prime Agriculture designation provided they:

- are secondary to the principal agricultural operation of the property;
- are operated by persons residing on the farm;
- are compatible with surrounding uses;
- have adequate servicing;
- do not cause traffic or safety concerns;
- obtain required permits from the Health Unit and/or the Building Department;
- are not severed from the property on their own lot;
- comply with the zoning by-law which may regulate these uses.

Home occupations and small-scale home industries are permitted in the agricultural designation provided they:

- are operated by the persons residing on the farm/small holding;
- are compatible with surrounding uses;
- do not remove large amounts of farmland from production;
- do not cause traffic or safety concerns; and
- comply with the zoning by-law which may regulate these uses.

“Bed and Breakfasts” are considered home occupations and are regulated in the Zoning By-law. Bed and Breakfasts must demonstrate that a potable water supply and adequate sewage disposal are available and adhere to relevant provincial regulations.

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8. Natural Environment

Within the agricultural area, natural features and ecosystem functions will be protected. Wise stewardship practices shall be used to protect and enhance the natural environment. Farm woodlots and other natural features will remain part of the farm holding. Further direction is contained in the Natural Environment policies in Section 4 of this Plan.

9. Minimum Distance Separation

All farm operations and buildings, and all non-farm uses and structures permitted by the agricultural policies of this Plan will comply with the Minimum Distance Separation (MDS) I and II formulae and other provincial regulations.

The MDS varies according to the type and size of livestock operation. Around settlement areas and other uses (such as recreational or institutional uses), the MDS calculations result in larger separation distance requirements.

Cemeteries are considered institutional uses and will be considered Type B land uses according to the MDS formulae. Closed cemeteries, which receive little visitation will be considered a Type A land use.

10. Surplus Dwellings

Where possible, residences which become surplus to a farm operator should be held with the farm land as a complete farm unit. However, under certain circumstances, farm residences that become surplus to a farm operator may be severed according to the consent policies in Section 3.4.9 of this Plan.

11. Lots of Record

Lots of record are separate properties that existed on the date of adoption of this Plan and are smaller than the minimum lot size requirements of the Plan. These lots should be used for farming or for other uses permitted in the agricultural designation, and may contain a farm dwelling subject to Section 3.4.1. Farm Unit.

There are several lots of record in the agricultural designation that contain no buildings and that are smaller than the lot area requirements of this Plan. Residences in agricultural areas are permitted according to the following policies:

- a. Residence Accessory to Agriculture on lots greater than 38 hectares
 - all existing lots greater than 38 hectares shall be entitled to a residence without a rezoning;
 - shall meet the requirements of (d) below.
- b. Residences Accessory to Agriculture on lots between 4 and 38 hectares will be permitted if:
 - an agricultural operation is demonstrated or rezoning is obtained;
 - the requirements of (d) below are met.

c. Existing Lots less than 4 hectares

Where agricultural uses or other permitted uses are not possible and the vacant existing lot of record is 4 hectares or less, it may be used for a single detached dwelling through a Zoning By-law amendment. Prior to such a rezoning, Council shall be satisfied that the requirements of (d) are met.

d. Requirements for a Residence

- comply with either a) b) or c) above;
- any proposed residence complies with Minimum Distance Separation requirements;
- the soil is suitable for an approved sewage disposal system and an adequate supply of potable water is available. The suitability of the soils and the adequacy of the water supply shall be in accordance with Section 8 of the Ontario Building Code, as amended;

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- the site is suitable for residential construction;
- the site satisfies all requirements of the Conservation Authority;
- the site satisfies the adjacent land requirements of Natural Environment policies;
- the lot abuts a fully maintained public road.

12. Mineral Aggregates

The establishment of new sand and gravel pits in the agricultural designation requires an amendment to this Plan and the Zoning By-law and is subject to the Mineral Aggregates policies in Section 5 of this Plan. The protection of prime agricultural land and the natural environment is a high priority.

See Section 5. 9.3 for commercial scale water-taking policies.

13. Community Facilities

Community facilities for social, recreational, administrative or other purposes (such as community centres, sports facilities or government offices) will locate in hamlets and settlement areas to avoid conflicts with agriculture and to enhance urban areas. Existing uses and their expansion will be permitted in the agricultural designation.

Community facilities or public uses which are small in scale and serve the immediate needs of the local community will be permitted in agricultural areas provided there is demonstrated need and there are no reasonable alternative locations that avoid prime agricultural lands. These uses will locate on existing lots and will not be permitted to be severed. The MDS formula may be tailored to accommodate these uses on the host farm. The exact location will be controlled through the Zoning By-law. When locating in areas other than those designated for Urban or Hamlet use, these uses shall be encouraged to locate in groups to provide better service, and should avoid Class 1 or 2 land except where natural features or parcel shape render the parcel unsuitable for agricultural production.

14. Infrastructure and Public Utilities

Infrastructure uses deemed to be public uses will be permitted in the agricultural designation. These uses are required throughout the countryside and include:

- facilities and corridors for utilities such as water, sewage, electricity, communications, and oil/gas wells and transmission;
- roads, railways and trails; and
- flooding and erosion control works.

Existing transportation and utility corridors including abandoned rail lines shall be encouraged as the location for new or expanding transportation, utility, environmental, recreational or cultural uses. Utility corridors within designated settlement areas may be used for activities such as recreational trails and pedestrian movement.

15. Development of Non-Prime Lands

Schedule B identifies non-prime agricultural land (Class 4, 5 and 6 in the Canada Land Inventory). The preferred use for these lands is for agriculture and supportive uses. In some situations, an Official Plan Amendment may be considered for development not related to agriculture (tourism and recreation, natural environment protection and development).

Such development may only be permitted by amendment, where the development does not impact the agricultural community, complies with Minimum Distance Separation requirements, is low density in nature, protects the natural environment and can be adequately serviced.

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The accuracy of the Canada Land Inventory mapping can be confirmed by a professional engineer in accordance with the Terms of Reference for such a review, as prepared by the Ministry of Agriculture and Food.

16. Greenhouses

Agricultural production in greenhouses is increasing in Huron County. Greenhouse development is a permitted agricultural activity. The Municipality may establish development standards in the Zoning By-law to address maximum lot coverage and minimum distance to neighbouring residences. The Zoning By-law may establish the requirement for a rezoning for a greenhouse greater than a certain size. New large development shall be compatible with the surrounding area, and shall ensure minimal impact on ground and surface water quality and quantity. As greenhouses use fertilizer supplements for greenhouse crops, they may be subject to the regulations of the Nutrient Management Act and municipal nutrient management regulations. Additional dwellings for seasonal labour are considered an accessory use for greenhouse operations.

17. Wineries

The Plan permits accessory wineries in the agricultural area as secondary uses which support and are related to the agricultural production of fruit.

18. Removal of Agricultural Lands from Agricultural Designation

While it is the intent of this Plan to protect agricultural areas and prohibit development, applications for a change of use may arise from time to time. In the evaluation of these applications, agriculture will be given priority, subject to the following criteria:

Land may only be excluded from prime agricultural areas for:

- Expansion of a settlement area boundary through a supportive comprehensive review and subject to the policies of Section 8 of this plan;
- Creation of a new settlement area through a supportive comprehensive review and subject to the policies in Section 8 of this plan;
- Extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible, subject to policies in Section 5 of this plan; and
- Limited non-residential uses, provided:
 - There is a demonstrated need for the proposed use;
 - Reasonable alternative locations are not available which avoid prime agricultural areas; and
 - Reasonable alternative locations are not available in prime agricultural areas with lower priority agricultural lands.

19. Part Lot 1, Concession 2, Turnberry

The Plan recognizes an existing commercial lot on Part Lot 1, Concession 2, Turnberry (Roll Number 2-1-05).

20. South of Wingham

The settlement area policies in Section 6 of this Plan direct urban development to Urban and Hamlet designations in Morris-Turnberry. As one exception to this policy, this Plan recognizes three existing residential lots and one existing commercial lot (The Wingham Motel) within the Agricultural designation on Highway 4 South of Wingham, Part Lot 1, Concession 1, Morris. These lots are zoned to recognize the existing uses in the Zoning By-law.

One infill lot is permitted in the Agricultural designation between the existing residential lots (Assessment Map 40-54-000-001-025-00, Roll Numbers 1-2, 1-2-05, 1-2-15) and the existing commercial lot

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(Assessment Map 40-54-000-001-025-00, Roll Number 1-3) and will require a special zone. Further extension of this strip development will not be permitted.

21. Site Plan Control

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the 'Agriculture' and 'Non-Prime Agriculture' designation are hereby established as proposed site plan control area within which Council can pass site plan control by-laws.

3.4 LAND DIVISION IN AGRICULTURAL AREAS

In areas designated Agriculture and Non-prime Agriculture on the Land Use Plan, consents for conveyance may be granted in accordance with the following policies:

All consents must conform with the general land division requirements of section 8.1.

1. Where the parcels being conveyed and retained are for agricultural purposes, a consent may be granted, provided that both the severed and retained parcels:
 - constitute suitable agricultural operations either by themselves or in conjunction with other lands owned by the operator;
 - contain sufficient area for long term agricultural flexibility for future changes in the type or scale of operation; and
 - are a minimum of 38 hectares.

The division of a 60 hectare or larger farm into two farm parcels may be permitted subject to:

- compliance with the foregoing requirements;
 - a minimum lot size of approximately 38 ha and 20 ha respectively for the proposed lots;
 - a minimum lot size of 38 ha for any intensive livestock operation;
 - there has been no separation of a parcel less than 38 ha from the property since the date of adoption of this Plan; and
 - the division of 40 ha parcels into smaller units is not permitted.
2. Where the land being conveyed or retained is for agricultural purposes, a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agricultural purposes, the following criteria will be met:
 - agriculture must be the intended use of the land being retained and severed;
 - notwithstanding the minimum lot area requirement of 38 ha, if the present owner purchased two or more parcels of 20 ha or more in the same ownership, at separate times, and they have since merged on title, severances may be considered to recreate the same previous farm parcels provided that each parcel has a minimum lot area of 20 ha.
 3. Where the land being conveyed or retained is for an agricultural commercial or industrial use, a consent may be granted subject to the requirements of Section 3.3.6.
 4. Where the land being conveyed is to be added to an abutting, existing non-farm use, a consent may be granted provided that a minimum amount of productive agricultural land is involved and the conveyance is for convenience or servicing purposes.
 5. All consents will be subject to the minimum distance separation requirements. Minimum Distance Separation will apply to surplus residence severances in accordance with Section 3.4.9. (Amended by OPA 4 By-law 41-2015)
 6. Provincial approvals for nutrient management may be required prior to severance.

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7. Consents will not be allowed which have the effect of creating lots for non-farm uses. Non-farm rural residential lots will not be allowed with the exception of the following subsection 9. This policy does not apply to a surplus farm residence, where permitted to be severed by this Plan.
8. Consents may be granted for title correction purposes and for minor lot boundary adjustments.
9. Where a dwelling is acquired through farm consolidation and is surplus to the needs of the farm operation consents may be considered provided that:
 - the residence is surplus to the farmer;
 - the residence must be a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster;
 - the residence is habitable and it is the intention to use the residence;
 - there has been no previous separation of land for residential purposes from the farm property as it existed on June 28, 1973, other than in a settlement area;
 - the retained lands are minimum of 19 hectares unless merged with an abutting farm;
 - where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required;
 - where a barn exists close to the surplus residence, Council may require the demolition of the barn prior to approving the severance or the barn can be included with the residential lot. A rezoning will be required to limit the total livestock permitted in the barn on the severed lot. One livestock unit will be permitted for each 0.4 hectare to a maximum of 10 livestock units. Adequate arrangements for manure disposal will be required;
 - Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farm lands. MDS does not apply to existing barns on separately titled lots;
 - the area to be severed be rezoned to a special agricultural category;
 - the area to be retained be rezoned to prohibit the construction of a residence;
 - the separated parcel will not include any more prime agricultural land than is required to support the residence, but will be a minimum of 1 acre in size to accommodate the residence, septic system and well. The parcel will be regular in shape (i.e. rectangular or square), if possible. (Amended by OPA 4 By-law 41-2015)
 - Any unused wells are required to be decommissioned by a licensed professional as a condition of consent.

4. NATURAL ENVIRONMENT

Natural Environment areas consist of:

- wetlands;
- woodlands;
- rivers, streams and fish habitat;
- valleys;
- groundwater;
- significant life science areas of natural and scientific interest (ANSIs);
- significant earth science areas of natural and scientific interest (ANSIs);
- significant habitat for threatened and endangered species;
- wildlife habitat.
-

Since settlement in the 1800s, extensive areas of natural environment have been diminished through clearing, drainage and development. The remaining natural environment areas take on a greater

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significance for the health and integrity of the ecosystem. The intent of this Plan is to protect these areas to ensure healthy ecosystems.

Forests cover about 22% of Morris-Turnberry's land base and provide many benefits for the natural and human environment. –“How Much Habitat is Enough?” (Environment Canada, 2013) provides thresholds for ecological requirements on the watershed scale.

A map of sub-watersheds is included in the background maps.

These natural features are part of a larger system, and should be protected with a view to enhancing the entire ecosystem. Watershed planning is supported as a comprehensive and integrated approach for conservation.

4.1. DEFINITIONS AND LOCATION

The natural environment features are listed below and are further explained in the background maps to this Plan.

Adjacent lands: means lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area.

Areas of natural and scientific interest (ANSI): means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Endangered species: means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources and Forestry's official Species at Risk list, as updated from time to time.

Fish habitat: as defined in the Fisheries Act means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered and threatened species means:

- a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or
- b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry; and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Significant woodlands means an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the area; or economically important due to site quality, species composition or past management history.

Significant means it is ecologically important in terms of features, functions, representation or amount and contribution to the quality and diversity of an identifiable geographic area or natural heritage system.

Threatened species: means a species that is listed as ‘Threatened Species’ on the Ontario Ministry of Natural Resources and Forestry official species at risk list.

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Valleylands means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of time.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products.

LOCATION: The location of the lands designated Natural Environment are shown on Schedule B. Specific locations of different types of Natural Environment are shown in the background maps of the Official Plan (see Table of Contents for list).

The Natural Environment designation shown on Schedule B, Schedule B- Lowertown and North of Wingham, Schedule B- Bluevale and Schedule B- East of Wingham is subdivided into two categories:

Natural Environment - Full Protection designation includes provincially significant wetlands, fish habitat, and significant habitat for threatened and endangered species.

Natural Environment includes significant woodlands, significant wildlife habitat, significant valleylands, locally significant wetlands and significant areas of natural and scientific interest.

Natural Environment background maps provide information about the Natural Environment designations, and are included for guidance in interpreting the Natural Environment policies. The background maps do not contain designations.

Changes to the background maps may only be made by amendment to this Plan.

4.2. GOALS

The Natural Environment goals adopted by this Plan are:

- to protect locally, regionally and provincially significant natural areas from development;
- to improve the quality and quantity of both surface and ground water;
- to ensure a healthy environment and improved quality of life through the protection and enhancement of natural heritage features, areas and systems; and
- to encourage compatible development in keeping with environmental, social and economic goals.

These goals will be supported by the following directions:

- to identify and protect areas of natural environment which are of provincial and local significance;
- to conserve, protect and re-establish natural environment areas, recognizing the diversity of natural features and the connections between them;
- to maintain the landscape for maximum bio-diversity, beauty, and its inherent value;
- to heighten public awareness, increase stewardship and enhance community cooperation for protection of the natural environment;
- to use innovative tools and landowner incentives which further the natural environment goals of this Plan; and

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- to participate in community-based watershed planning.

4.3. POLICIES

1. Designations

Natural environment features are designated both within and outside settlement areas, and must be protected, restored, and enhanced for the benefit of present and future generations. Uses such as conservation, forestry, wildlife areas, and passive recreation are permitted. Specific policies dealing with the various components of the Natural Environment designation will identify any additional uses and constraints that apply.

The Municipality of Morris-Turnberry recognizes the dynamic nature of natural features, especially provincially significant wetlands and areas of natural and scientific interest. Boundary confirmation and feature evaluation can be included as requirements of any environmental impact study (EIS) that may be required in support of a proposed land use change or development application. From time to time, it may be necessary to update the designations of the Natural Environment areas to recognize changes in the Natural Environment areas.

2. Watershed Planning

The integrity and function of the ecosystem will be protected, restored and enhanced. Watershed or sub-watershed planning integrates water management, environmental management and land use planning on an ecosystem basis. The Municipality of Morris-Turnberry consists of 6 sub-watersheds:

- the Little Maitland;
- Lower Maitland;
- Middle Maitland;
- North Maitland;
- Saugeen; and
- South Maitland.

The boundaries of watersheds and sub-watersheds provide natural limits for managing the relationships between human activities and the environment. Watershed boundaries will be used as the ecologically meaningful scale of planning and can be used as the foundation for considering cumulative development. Sub-watersheds within the Municipality of Morris-Turnberry are shown on Appendix 4A.

The Municipality will participate in watershed and sub-watershed studies in cooperation with the Conservation Authority, adjacent municipalities, community groups and other agencies. Relevant findings of watershed planning may be implemented through amendment to this Plan and/or the Zoning By-law.

The Conservation Authorities prepare Watershed Report Cards to evaluate progress on forest health and water quality targets as well as strategies which protect and enhance natural features. The Watershed Report Cards will be used to guide activities to protect and enhance natural features within the Municipality.

3. Community Stewardship

To be environmental leaders and to create a healthy ecosystem, the efforts and stewardship of the whole community are essential. Numerous individual and community initiatives are necessary for a healthy environment. Initiatives include awareness, water management, septic system maintenance, sustainable agricultural practices and forestry management. The Municipality will work with the Conservation Authorities, the Stewardship Council, the County of Huron, the Huron County Health Unit and other community groups to promote a healthy environment. The Maitland Valley Watershed Report Card is

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updated every five years and monitors and evaluates the natural coverage at a subwatershed level. The Municipality of Morris-Turnberry will rely on the Watershed Report Card to monitor the changing health of the natural environment.

4. Groundwater Protection

Groundwater plays an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems and human health. Water in the ground recharges aquifers and provides base flow to rivers and streams. Land use planning must consider the protection and enhancement of water and related resources and aquatic ecosystems on a watershed basis. Development will protect water quality and quantity.

Local groundwater conditions must be considered within the context of the larger, regional groundwater flow systems to maintain a sustainable water source. Groundwater is essential for residents and livestock, wildlife and other uses. Water is provided through natural springs, individual private wells, communal water systems and municipal water systems in the Municipality. To ensure a secure supply of clean water, groundwater must be considered and protected. These functions include recharging, transmitting, attenuating contaminants, and storing and discharging water.

Proponents may be required to demonstrate that water supply meets or exceeds the provincial drinking water regulations, without adversely affecting the quality or quantity of water in nearby wells. Any abandoned wells are to be decommissioned in accordance with Ministry of Environment and climate change guidelines. Additional studies may be required to identify recharge and discharge areas.

5. Areas of Natural Environment—Full Protection: Provincially Significant Wetlands

Natural Environment areas identified as provincially significant wetlands are considered no development zones and are designated as Natural Environment—Full Protection. Adjacent lands and the remainder of the Natural Environment areas may permit limited development in accordance with Section 4.3.7.

Wetland areas that have been identified as provincially significant shall be protected from development and site alteration. Where additional provincially significant wetland areas are identified, the background maps shall be amended.

All permanent and intermittent streams, watercourses, lakes, wetlands and ponds (other than man-made off-stream ponds) are deemed to be fish habitat and are mapped as Natural Environment—Full Protection on Schedule B. It may be possible to revise the Schedule B mapping if it can be demonstrated to the satisfaction of the Conservation Authority (e.g. through an EIS) that the feature does not constitute fish habitat.

6. Use of Existing Natural Environment Lots—Locally Significant Wetlands, Significant ANSIs, Significant Wildlife Habitat, Significant Valleylands, Significant Woodlands

Development shall be directed away from forested and other natural areas where an alternative location exists on the property. However in some cases, Natural Environment areas identified as locally significant wetlands, significant ANSIs, significant wildlife habitat, significant valleylands, significant woodlands, may contain a residence and/or accessory buildings without detrimentally affecting the natural environment goals of this Plan.

These properties may be rezoned to a special natural environment zone provided:

- no alternative location exists on the property that is outside the Natural Environment designation;
- the affected area is not a wetland, floodplain, a hazard area (unstable slopes, soils or sinkholes);
- development in an Area of Natural and Scientific Interest will require demonstration that there will be no negative impacts on the natural features or their ecological functions through an Environmental Impact Study to the satisfaction of the Conservation Authority;
- on valleyland properties, no alternative building site exists outside of the valley land;

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- the development results in no negative impacts on the ecological features and functions of the area;
- groundwater will be protected, particularly in vulnerable areas;
- the local Conservation Authority or other appropriate agencies shall be consulted;
- the residence may not be severed from the holding on which it is located;
- the proposed dwelling complies with the MDS I formula;
- the site is suitable for construction, the soil is suitable for sewage disposal and an adequate supply of potable water is available;
- development is in accordance with the County Forest Conservation By-law;
- the site is serviced by a fully maintained municipal road (alternative standards may apply to existing developed areas);
- development is in compliance with applicable Conservation Authority regulations;
- development may be conditional on natural environment enhancements, such as forest improvements, linkages, stewardship agreements and conservation easements; and
- site plan control (Section 8.7) may be used to protect natural features and functions.

7. Lands Adjacent to Natural Features

Provincial policies require that lands adjacent to significant natural features will be protected from incompatible development within:

- 120 metres of provincially significant wetlands;
- 50 metres of significant woodlands, significant wildlife habitat, significant valleylands, locally significant wetlands, earth and life science ANSIs.

Prior to issuing a building permit or approving a planning application with the adjacent lands of a Natural Environment area, the Municipality will consult with the Conservation Authority to determine if an Environmental Impact Study is required in order to assess the impact of a proposed development application.

An Environmental Impact Study is required where development or site alteration may cause degradation that threatens the health and integrity of the natural features of ecological functions of the area. Section 12 and Appendix 1 of this Plan outlines the Environmental Impact Study requirements in more detail.

Development on adjacent lands will only be approved where the ecological functions of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The Zoning By-law may use an overlay, setbacks, and/or a holding symbol (H) in these areas.

8. Habitat for Threatened or Endangered Species

Development and site alteration shall not be permitted in habitat of threatened and endangered species except in accordance with provincial and federal requirements.

Planning applications will be screened against known/probable locations of species at risk and rare species. Applications will be reviewed against the Natural Heritage Information Centre database and Species at Risk mapping provided by the Ministry of Natural Resources and Forestry. This information is sensitive and not available to the public.

Where a known or probable location of Species at Risk and/or rare species is identified, at or in close proximity to the subject lands, the Municipality will consult with MNR and F staff to determine if further technical information and/or permit is required.

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9. Watercourses and Fish Habitat

Development and site alteration shall not adversely affect watercourses. The Zoning By-law shall establish setbacks from watercourses to minimize the effect of development and site alteration. The Ministry of Natural Resources and Forestry and Department of Fisheries and Oceans may be consulted when a proposal potentially affects fish habitat.

The protection and establishment of naturally vegetated buffer strips along water bodies and headwater areas are encouraged. Storm water management and drainage activities shall be evaluated to minimize negative effects on watercourses and to preserve water quality and quantity.

10. Natural Hazards

Natural hazards include:

- flooding;
- erosion;
- unstable slopes;
- sinkholes;
- unstable soils;
- lands adjacent to ravines, river valleys and streams.

Flooding hazard areas include floodprone lands such as wetlands and organic soils.

Development shall avoid areas of natural hazards.

Setbacks for buildings and structures from the top-of-bank of watercourses and from sinkholes will be established in the Zoning By-law. Studies and mitigation measures may be required to overcome hazards to development.

Institutional uses, essential emergency services and hazardous substances are prohibited from natural hazard areas.

Natural Hazard and Conservation Authority Regulated Land in Morris-Turnberry mapping is included in Appendix 5 a. Floodplain in Morris-Turnberry mapping is included in Appendix 5 b.

In addition to the above policies, floodplain policies for rural and urban areas are in Section 6.5.4.

11. Environmental Impact Study

Environmental Impact Studies, where required, should be conducted in two phases as outlined in the Terms of Reference below.

Phase I evaluates the suitability of the site for the proposed 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 and hazard issues to be addressed, detail the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations.

Completion of an EIS does not guarantee a development application will be approved.

Specific guidelines for an EIS are provided in Appendix 1 of this Plan.

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4.4. LAND DIVISION IN NATURAL ENVIRONMENT AREAS

In areas designated Natural Environment on the Land Use Plan, consents for conveyance may be granted in accordance with the following policies.

1. All consents must conform with the general requirements of section 8.1.
2. Consents may be granted for the conveyance of land to public bodies or agencies engaged in the protection, reestablishment and management of the natural environment.
3. Consents may be granted for title correction purposes and for minor lot boundary adjustments.
4. Consents may be granted where both the severed and retained parcels:
 - Have a minimum lot size of 38 hectares;
 - Are eligible for rezoning under Section 4.3.6

5. MINERAL AGGREGATES

Extractive Resources, consisting of mineral aggregate deposits (sand and gravel), minerals (salt, natural gas and petroleum resources), and water, are important resources in Morris-Turnberry with the most sizable aggregate deposits being located in Turnberry. This resource is non-renewable. Therefore, proper conservation and management is essential.

In 2005, Huron County completed an Aggregate Resource Strategy to balance the future demand for aggregate with environmental, social and economic features. The Aggregate Resource Strategy identified resource areas that are suitable for extraction. In order to identify these areas the land use and environmental features that sterilize or constrain the extraction of aggregate were mapped. These features were used to determine land that would be suitable for extraction and have minimal environmental, social and economic impact.

Identifying these areas helps ensure that Council, residents, prospective landowners and developers know these areas are planned for future extraction.

One of the recommendations of the Aggregate Resource Strategy is to designate primary and secondary areas of the resource with no constraints or one constraint as “Mineral Aggregate” in order to protect the aggregate for future extraction.

These areas are designated “Mineral Aggregates” on Schedule ‘B’. Areas of primary and secondary aggregate with more than one constraint are shown on Appendix 3. These are important resource areas which may also potentially be suitable for extraction and will be evaluated on an individual basis in accordance with the policies.

5.1 DEFINITIONS and LOCATION

Aggregate Recycling Facility: is a facility with equipment designed to recycle aggregate materials, and includes stockpiling and storage of bulk materials used in the process.

Mineral Aggregate Deposits: are areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral Aggregate Resources: are gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral Aggregate Operation: are lands under license or permit, other than for a wayside pit, issued in accordance with the Aggregate Resources Act. A mineral aggregate operation includes: associated

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facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregates and derived products such as asphalt and concrete, or the production of secondary related products.

Constrained Deposits: are those areas of primary and secondary mineral aggregate deposits where social or environmental features may be impacted by the extraction. Constraints include: locally significant wetlands, locally significant areas of natural and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.

Constraints	Buffer Zones
Locally significant wetlands	120 meters
Locally significant life science A.N.S.I s	50 meters
Significant woodlands	50 meters
Sinkholes	30 meters
Significant valley lands	50 meters
Floodplains	50 meters

Sterilized Deposits: are areas of primary and secondary mineral aggregate deposits that are not recommended for extraction and include: aggregate under areas designated urban, cemeteries, landfills, provincially significant wetlands, provincially significant areas of natural and scientific interest (life science), and municipal well-head capture zones and their associated buffers.

Sterile Constraints	Buffer Zones
Urban areas and uses	0 meters
Cemeteries	0 meters
Landfills	0 meters
Provincially significant wetlands	120 meters
Provincially significant life science A.N.S.I s	50 meters
Elementary, secondary and private schools	30 meters
Municipal wellhead capture zones	0 meters

Primary Mineral Aggregate Deposits: are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.

Secondary Mineral Aggregate Deposits: are deposits not considered to be the best resources in the County. They contain large quantities of sand and gravel and are an important part of the aggregate supply of the area. These areas are viable for commercial extraction.

Tertiary Mineral Aggregate Deposits: are deposits considered to have the lowest quality and quantity of sand and gravel resource in the County and is only viable for commercial extraction in limited circumstances.

Progressive Rehabilitation: is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the Aggregate Resources Act, and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources and Forestry.

Sensitive Receptor: includes buildings and land uses such as day care centers, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

LOCATION: Primary and secondary mineral aggregate deposits with no constraints and one constraint as identified in the Aggregate Resource Strategy are designated Mineral Aggregate on Schedule B. Existing mineral aggregate operations, licensed in accordance with the Aggregate Resources Act, are also designated Mineral Aggregate on Schedule B. Sterilized and constrained mineral aggregate deposits are shown on the Appendix 3 map for information purposes only.

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5.2 GOALS

The goals of the Mineral Aggregate designation are to:

- utilize the mineral aggregate resource in an efficient and environmentally sustainable manner;
- make as much of the mineral aggregate resource available as close as possible to the market;
- recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion;
- protect primary and secondary mineral aggregate deposits with limited constraints, from incompatible development, since these areas have high potential for future mineral aggregate extraction;
- protect primary and secondary mineral aggregate deposits from incompatible development, even though they may not be designated mineral aggregates, as these areas are considered an important provincial resource.
- ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social and environmental features;
- ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;
- minimize conflicts between incompatible land uses;
- require that all mineral aggregate operations meet the licensing requirements and standards of the Aggregate Resources Act;
- encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
- ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted, in conjunction with the policies of this Plan;
- conserve aggregate resources through aggregate recycling;
- implement the recommendations of the Aggregate Resource Strategy Report, as endorsed by Huron County Council.

5.3 POLICIES AND ACTIONS

The following policies and actions apply to areas designated Mineral Aggregate:

1. Mineral Aggregate License

In addition to obtaining approvals under the Planning Act, new mineral aggregate operations, and expansions of existing operations, will require approval under the Aggregate Resources Act. An application for license shall be submitted to the Ministry of Natural Resources and Forestry. Prior to issuing a license, the Ministry of Natural Resources and Forestry will require a site plan, confirmation of proper designation and zoning, a rehabilitation plan and supporting studies as outlined in the Aggregate Resources Act and applicable regulations.

2. Existing Licensed Operations

Existing licensed mineral aggregate operations and associated uses designated Mineral Aggregate will be allowed to continue to operate. Expansions of existing licensed operations within designated Mineral Aggregate deposits may be permitted to expand according to the policies of Section 5.3.4.

Expansions of existing licensed operations onto adjacent lands not designated Mineral Aggregate may only be permitted where the policies of Section 5.3.5., are satisfied.

All aggregate operations must be licensed under the Aggregate Resources Act and applicable regulations.

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3. Agriculture and Natural Environment Uses

Before and after mineral aggregate extractions, agriculture and natural environment uses, buildings and structures and accessory uses are encouraged, and shall be permitted on lands designated Mineral Aggregate in accordance with the appropriate policies of this Plan.

4. Proposed Operations in Designated Mineral Aggregate Deposits

- a. Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations will be permitted in areas designated Mineral Aggregate without the need for an official plan amendment. These areas are designated Mineral Aggregates in accordance with the recommendations of the Aggregate Resources Strategy Report.
- b. Applicants are encouraged to obtain approvals through the Aggregate Resources Act and the Planning Act concurrently.
- c. The opening of a new mineral aggregate operation or expansion of an existing mineral aggregate operation in an area designated Mineral Aggregate will require Aggregate Resources Act approval and an amendment to the Zoning By-law.

A number of studies shall be completed to the satisfaction of the Municipality, the Ministry of Natural Resources and Forestry, and other applicable ministries or agencies before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license). The required studies are outlined in Appendix 2.

Where an Environmental Impact Study is required, development and site alteration shall not be permitted in:

- Provincially significant wetlands
- Significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, or on lands adjacent to the foregoing features, unless the ecological functions of the feature and of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural heritage feature or area, or on their ecological functions
- Fish habitat and habitat of endangered species and threatened species, except in accordance with provincial and federal requirements

5. Proposed Operations Outside Designated Mineral Aggregate Deposits

- a. Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas not currently designated Mineral Aggregate on Schedule B, will be evaluated on an individual basis.

The Aggregate Resource Strategy Report, 2005 recognizes that additional mineral aggregate deposits exist. Areas identified as having 2 or 3 constraints that may be impacted by mineral aggregate extraction were not designated because extraction in these areas may have an increased impact on the social or environmental features in the area.

However, in certain circumstances it may be necessary and appropriate to permit a new operation or expansion in these areas. Where a license for a new or expanding mineral aggregate operation is proposed in one of these areas, an amendment to this Plan and the Zoning By-law will be required.

Prior to approval of these amendments, the following studies or documents may be required.

- i) All studies required under Section 5.3.4. c) and outlined in Appendix 2.
- ii) The following additional Impact Assessment requirements
 - Potential impacts of the aggregate operation on existing land uses within 300 metres;
 - Impact on the character of the area, including built resources

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Impacts of odour, dust, particulate emissions and vibration from the proposed use on adjacent land uses.

If any adverse impacts are identified, describe how these impacts will be minimized.

6. Review of Required Plans under the Aggregate Resources Act

All plans meeting the requirements of the Aggregate Resources Act licensing process, will be circulated to the County, Municipality and the local conservation authority for review.

All extraction, processing and associated activities shall be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on surrounding properties. The Municipality may request that specific conditions be attached to the license.

7. Development Adjacent to Lands in Mineral Aggregate Designation

When new development (through a Planning Act application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Mineral Aggregates or as shown on Appendix 3, and implemented by Sections 5.3.4. and 5.3.5., Council shall be satisfied that the proposed use is compatible with the current or future use as a mineral aggregate operation.

In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses.

Land uses permitted within the agricultural and natural environment designation are compatible uses on and within 300 metres of lands designated Mineral Aggregate.

8. Rehabilitation

The policies of the plan require that all mineral aggregate operations shall be progressively rehabilitated. The Municipality will work with operators and the Ministry of Natural Resources and Forestry to ensure that all licenses have appropriate progressive rehabilitation plans.

Where, prior to extraction, a site was considered prime (Class 1-3) agricultural land, the aggregate operation will be required to rehabilitate to its former use. Rehabilitation to an agricultural use shall be in accordance with section 8.1.

Where, prior to extraction, a site was considered as non-prime (Class 4-6) agricultural land, or where a site is within 100 metres of an existing natural feature, the aggregate operation may be rehabilitated to either agriculture (in accordance with 8.1.) or to natural environment. Rehabilitation to a natural environment use shall be in accordance with section 8.2. and the Natural Environment policies of this plan.

The Municipality shall encourage the Ministry of Natural Resources and Forestry to provide notice when an aggregate license is surrendered.

8.1. Rehabilitation to Agriculture

A site being rehabilitated to an agricultural use must restore approximately the same land area and soil capability that existed prior to extraction.

Plans submitted in accordance with the Aggregate Resources Act shall ensure that the most efficient and effective use of overburden, topsoil and other non-product material.

On prime agricultural lands, complete agricultural rehabilitation is not required if:

1. there is a substantial quantity of mineral aggregate resource below the water table warranting extraction; or
2. agricultural rehabilitation in remaining areas is maximized; or

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3. other alternatives have been considered by the applicant and found unsuitable.

8.2. Rehabilitation to Natural Environment

A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction, native self-sustaining vegetation should be established.

Rehabilitation to Natural Environment will be encouraged in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority when designing the operational plans and progressive rehabilitation plans.

9. Other Extractive Activities

9.1. Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except those areas of existing urban development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. Wayside pits, portable asphalt plants and portable concrete plants for public authority contracts will be permitted in appropriate areas without an amendment to this plan or Zoning By-law.

9.2. Mineral & Petroleum Resources

The Plan encourages the protection of petroleum resources for long-term use, and from incompatible land uses. Exploration of petroleum resources is permitted in all land use designations except urban and hamlet settlement areas and natural environment-full protection areas. The extraction of mineral and petroleum resources may be permitted subject to compliance with applicable regulations.

The extraction of mineral and petroleum resources are permitted in agricultural areas subject to the site being rehabilitated to its former use.

9.3. Commercial Scale Water-Taking

Commercial scale water-taking for human consumption is a land use.

Commercial water-taking operations for human consumption may be permitted by rezoning in Mineral Aggregate and Agricultural designations subject to:

- Demonstrating compatibility with surrounding uses:
- A hydro-geological study; and
- Any other requested studies addressing sustainability of the groundwater resource.

(Amended by OPA 4 By-law 41-2015)

9.4 Accessory Aggregate Recycling Facilities

Aggregate Recycling Facilities will be permitted as an accessory use to aggregate operations in a Mineral Aggregate designation, in accordance with the Aggregate Resources Act, without the need for an Official Plan Amendment and Zoning By-law Amendment. Conservation of mineral aggregate resources shall be undertaken wherever feasible.

10. Site Plan Control

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the Mineral Aggregate designation are proposed site plan control areas within which Council can pass site plan control by-laws.

A site plan satisfying the requirements of the Aggregate Resources Act licensing process will be circulated to the County, Municipality and local conservation authority for review.

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All extraction, process and associated activities will be located, designed and operated to minimize environmental and social impacts and ensure no negative impacts on surrounding properties. The Municipality may request specific conditions be attached to the license in order to mitigate environmental and social impacts. (Amended by OPA 4 By-law 41-2015)

11. Surplus Residence

Surplus residence severances are not permitted in primary aggregate deposits as identified on Appendix 3 “Sterilized, Constrained and Unconstrained Aggregate Resources”. For surplus residence severances located within 300m of a Primary Deposit or 150m of a Secondary Deposit the following additional requirements apply:

- A minimal amount of the mineral deposit is sterilized;
- A favourable Aggregate Impact Assessment satisfactory to the Municipality and the County is submitted; and
- The applicant provides a letter acknowledging the presence/ potential for extraction in proximity to the surplus residence and agrees to provide future purchasers with a copy of this letter. (Amended by OPA 4 By-law 41-2015)

5.4 LAND DIVISION

In areas designated Mineral Aggregates on the Land Use Plan, consents for conveyance may be granted in accordance with the following policies:

1. All consents must conform with the general requirements of section 8.1.
2. Consents may be granted for mineral aggregate operations subject to general conformity with the agricultural policies for the remaining parcel.
3. A consent for a surplus farm residence severance may be granted subject to the provisions of Section 5.3.11 and 3.4.9.
4. Consents may be granted for title correction purposes and for minor lot boundary adjustments. (Amended by OPA 4 By-law 41-2015)

6. SETTLEMENT AREAS

Morris-Turnberry has several hamlets that are small residential communities. They provide limited commercial, social and institutional needs, ranging from general stores and churches to community centres. These settlements are designated Hamlet and include:

- part of Belgrave;
- Bluevale;
- part of Belmore;
- part of Walton;
- area adjacent to the village of Brussels.

Urban development in Morris-Turnberry is also located in settlement areas adjacent to Wingham in the Township of North Huron. These areas are designated Urban and include:

- Lower Town (west of Wingham);
- North of Wingham;
- East of Wingham and Junctionville.

Land in the Municipality of Morris-Turnberry abuts settlement areas outside the municipality’s boundaries. These neighbouring settlements areas are: Blyth, Wingham, Wroxeter, and Brussels.

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6.1 DEFINITIONS

This Plan deals with various types of urban development based on function and size with definitions, goals, policies, locations and implementation criteria established for each. Settlement areas are divided into Primary, Secondary, and Tertiary Settlement areas in the County of Huron Official Plan. These urban areas provide a variety of residential, commercial, industrial and community facility functions. It is the intention of this Plan to promote the development of these settlements in a manner consistent with their existing roles, character and level of service.

Morris-Turnberry Settlement Areas by Type

<u>Primary Settlement Areas</u>	<u>Secondary Settlement Areas</u>	<u>Tertiary Settlement Areas</u>
North of Wingham	Belgrave	Belmore
East of Wingham		Bluevale
		Junctionville
		Lowertown
		Walton

The boundaries of the settlement areas are shown on:

- Schedule B
- Morris-Turnberry
 - Belgrave
 - Belmore
 - Bluevale
 - Adjacent to Brussels
 - Walton
 - East of Wingham and Junctionville
 - Lower Town and North of Wingham

The definition for each type of settlement is provided below.

6.1.1. Primary Settlement Areas:

The areas adjacent to Wingham (North of Wingham and East of Wingham) provide a full range of land uses including residential, commercial, industrial, and community facilities. These areas have full municipal water and sewer services. The areas adjacent to Wingham are intended to be the primary location for growth and development and offer a full range of amenities and employment areas.

6.1.2. Secondary Settlement Area:

Belgrave is a secondary settlement area with partial municipal services. It is less densely populated than primary settlement areas. Belgrave is intended to accommodate a limited amount of residential growth, new community facilities and employment uses.

6.1.3. Tertiary Settlement Areas

These communities are villages and hamlets which are serviced by individual (private) or privately operated communal on-site services. Development in these areas will be small-scale and limited to infilling and rounding out.

Settlement Area Policies address 5 types of development including:

Settlement Areas

- Hamlet (Section 6.4)
- Urban Area Adjacent to Wingham (Section 6.6)
- Open Space and Parkland and Flood Plain (Section 6.7)
- Residential Parks (Section 6.8)
- Airport (Section 6.9)

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There is sufficient land in Morris-Turnberry designated Hamlet and Urban to accommodate growth. Expanding a Hamlet or Urban designation will require a comprehensive review consistent with the Provincial Policy Statement and the County of Huron Official Plan.

6.2. SETTLEMENT AREA GOALS

The goals adopted by this Plan for the Hamlets and the Urban areas adjacent to Wingham are:

- to protect and enhance the character and aesthetic qualities of the settlement areas;
- to provide sufficient land for growth within settlement areas;
- to direct development to designated areas;
- to prevent the intrusion of non-farm development in agriculture areas;
- to protect natural features and functions from incompatible development;
- to develop an educational program for residents about the proper design, use and maintenance of septic systems, the importance of well inspections, procedures for abandoning wells and water saving measures;
- to develop a regular maintenance and monitoring program for all on-site sewage disposal systems and ensure that this program is carried out by all property owners in the urban areas of the Municipality;
- to ensure appropriate and adequate services are provided within settlement areas;
- to allow development as a residential, commercial and social focal point for the surrounding community in keeping with the setting, character and aesthetic quality of the urban area.
- to encourage redevelopment and intensification of underutilized properties;
- to recognize the affordable housing targets required by the Provincial Policy Statement and established by the County of Huron Official Plan and provide a full range of housing forms and ownership/rental structures.

6.3 GENERAL SETTLEMENT AREA POLICIES

6.3.1. Growth Allocation

County-wide growth allocation targets are established in the County of Huron Official Plan. The Municipality of Morris-Turnberry, with the other Huron County municipalities, will monitor the location of growth and development. Growth allocation will be reviewed during each five year review of this Official Plan.

6.3.2 Intensification

The efficient use of land and services is encouraged through intensification including: redevelopment, infilling and expansion or conversion of existing buildings including the establishment of second residential units within dwellings.

The design of residential development within already established areas, including intensification, shall be considerate and sensitive to the character of that neighbourhood. The appearance and location of buildings and structures in new developments should incorporate design features which complement existing properties in the immediate area.

6.3.2.1 Targets for Intensification

- In Primary Settlement areas, 20% of the total residential development will be accommodated through intensification.
- In Secondary Settlement areas, 10% of the total residential development will be accommodated through intensification.

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- In Tertiary Settlement areas, increased density and intensification will be based on the provision of adequate services.

6.3.2.2 Encouraging Intensification

The Municipality will encourage intensification in settlement areas in a variety of ways including:

- Supporting infill lots subject to the provision of adequate services;
- Permitting second residential units in settlement areas subject to the provision of adequate services.

The Municipality will monitor intensification within its urban settlement areas and at the time the Official Plan is updated, the Municipality will report on development related to intensification targets.

6.3.3 Affordable Housing

Housing is a fundamental human needs. It is also a key driver shaping the economic and social sustainability of communities.

6.3.3.1 Goals for Affordable Housing

The following goals are established for Morris-Turnberry's settlement areas:

- To encourage and facilitate the provision of a full range of housing forms and ownership/rental structures to meet the needs of current and future residents
- To encourage redevelopment and intensification of underutilized properties for residential purposes
- To encourage new affordable rental housing to be located in primary settlement areas where residents can have greater access to services

6.3.3.2 Definitions for Affordable Housing

Affordable means:

In the case of ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

- A unit for which the annual rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
- A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Garden Suite means:

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing dwelling that is designed to be portable.

Low and Moderate Income Households means:

- In the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- In the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Regional Market Area means:

An area, generally broader than a Municipality, which has a high degree of social and economic interaction. Huron County is considered the Regional Market Area for the purposes of this definition.

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Second Residential Unit means:

A self-contained residential unit with kitchen and bathroom facilities within a dwelling or within an accessory structure to the principal dwelling.

6.3.3.3 Affordable Housing Policies

- a) The Municipality will encourage development of housing that is affordable for low and moderate income households. In order to provide opportunities for affordable housing units, Council may consider relief from municipal permit fees, taxes and/or development fees, where permitted by legislation.
- b) In accordance with provincial criteria and the Huron County Official Plan, the following targets are recognized for the regional market area:
 - 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.
- c) Affordable housing may be achieved by:
 - Increasing density through reduced lot or unit size;
 - Constructing, redeveloping and renovating a variety of dwelling types including medium to high-density residential dwelling types;
 - Applying for government grants and/or subsidies, including identifying surplus municipal land holdings and land dedication; and
 - Establishing second residential units and garden suites.All development is required to satisfy the servicing policies of this Plan.
- d) The Municipality of Morris-Turnberry will work with the County of Huron, government agencies, non-profit organizations and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing.

6.3.4 Expansion of Settlement Areas

Sufficient land is designated within Morris-Turnberry to accommodate projected growth and development within the 20 year planning horizon to 2037. Settlement area expansions are not anticipated in the 20 year planning horizon.

- a) Planning study requirements for expanding a settlement area
Any expansion of existing Settlement Areas or the establishment of a new Settlement Area will require a supportive comprehensive review in accordance with the Provincial Policy Statement.

In addition, the proponent of an expansion to a settlement area shall:

- Demonstrate there is a need within the planning time horizon of 20 years;
 - Demonstrate that the proposed expansion is a logical extension of the settlement area and physically suitable for development;
 - Consider any constraints, such as hazard lands and natural heritage features;
 - Demonstrate that the proposed expansion complies with provincial minimum distance separation requirements;
 - Demonstrate how the additional volume of traffic through the transportation network will be accommodated;
 - Demonstrate that there will be no negative impacts on the natural environment features;
 - Provide other studies as required to support the proposed development as determined by the County and Municipality;
 - Meet any other requirements as stipulated by the applicable Provincial Policy Statement, legislation and regulations in effect at the time.
- b) Servicing requirements for expanding a settlement area
Where the settlement area proposed to be enlarged is a fully serviced area:

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- demonstrate extension of services are feasible;
- confirm there is sufficient reserve sewage and water systems capacity within municipal services, or that municipal systems will be expanded to ensure reserve capacity;

Where the settlement area proposed to be enlarged is a partially or unserved settlement area a servicing options strategy is required to identify and assess all reasonable servicing options and recommend the preferred servicing approach in accordance with Provincial Guidelines;

6.3.5 Designation of Employment Areas

Employment Areas, as defined in the Provincial Policy Statement, promote a diverse economic base by maintaining a range and choice of suitable employment sites that support a range of employment and ancillary uses.

Employment Areas include only industrial lands and are the focus of major concentrations of industrial-related employment growth and development in the Municipality, which may include manufacturing, logistics operations, warehousing, distribution, business park uses and offices.

Ancillary commercial and retail uses serving the Employment Area will be permitted. Community Facility and Highway Commercial uses are not considered Employment Areas.

This plan supports redevelopment of employment lands and secondary uses in rural settlement areas to support sustainable local economies.

Employment areas will be protected for industrial purposes over the long-term. Municipal community facilities (i.e. ambulance station, fire hall, works yard) may be permitted within employment areas, subject to the specific policies of the industrial designation and the zoning by-law.

6.3.5.1 Expansion of Employment Areas

A proposal to expand the boundaries of an Employment Area shall only be considered where it is demonstrated that:

- Opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;
- The proposed expansion is a logical extension of the Employment Area and will develop with an appropriate level of servicing determined by the Municipality. Where full municipal water and sewer services are available the Municipality shall require their extension. Provisions shall be made to manage storm water either on-site or regionally;
- The proposed expansion has regard for appropriate separation of incompatible sensitive land uses;
- The land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
- The transportation network can accommodate additional volume of traffic and demand for services;
- A suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;
- Cross-jurisdictional issues have been considered; and
- Other requirements established by the Provincial Policy Statement, legislation and regulations in effect have been satisfied.

6.3.5.2 Removal of Land from Employment Areas

Employment Areas shall be protected and preserved for employment uses and the Municipality shall discourage the conversion of Employment Areas for other uses.

The conversion of lands from Employment Areas to non-employment uses shall only be considered through a comprehensive review of this Plan, and only where it is demonstrated that the land is not

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required for employment purposes over the long-term and that there is a demonstrated need for the conversion.

Employment areas only include industrial lands. Commercial lands are not included in employment areas for the purpose of a comprehensive review.

A comprehensive review for conversion of employment areas to non-employment uses must provide:

- Justification of the need for conversion of employment lands, including demonstration that sufficient opportunities are not available through redevelopment, intensification and designated growth areas in the local market area;
- Demonstration that there are no reasonable alternative locations for the proposed use available that would avoid the conversion of employment lands;
- Description of the planned or available infrastructure and public service facilities suitable for the proposed development;
- Demonstration that the impacts of development on the natural environment will be minimized;
- Demonstration that the conversion is compatible with neighbouring uses and will not adversely affect the function of the employment area;
- There is no past on-site contamination that would negatively impact the proposed use or future users of the site;
- Consideration of cross-jurisdictional issues;
- Completion of other studies as required to support the proposed development as required by the County and the Municipality; and
- Demonstration that the proposal is consistent with any other requirements

6.4. HAMLET LOCATION

In Morris-Turnberry, the hamlets of Bluevale, Belgrave, part of Belmore and part of Walton function as centralized locations for residential, commercial and social activities. These areas are designated Hamlet. In this Plan, the area adjacent to Brussels is included in the Hamlet designation. There is no development adjacent to Blyth. All of these areas are described below.

Belgrave

Belgrave is on County Road 4 in Morris, and straddles the municipal boundary of the Township of North Huron. While the hamlet is primarily residential, Belgrave also provides social, commercial and service functions for the surrounding area. There is land available in the Hamlet designation of Belgrave to accommodate development.

Belmore

Belmore is in the north of the Turnberry at the junction of County Road 12 and the Huron-Bruce Road. The hamlet straddles the municipal boundaries of the Township of Howick and the Municipality of South Bruce in Bruce County.

Bluevale

Bluevale is a small residential community at the intersection of County Road 87 and County Road 86. The hamlet provides a rural setting as an alternative to urban areas, and a sense of community to a scattered rural population. There is sufficient land in the Hamlet designation of Bluevale to meet the needs of future development.

Adjacent to Brussels

The settlement of Brussels is located at the intersection of County Road 12 and 16. Brussels is in the Municipality of Huron East, and abuts land in Morris of Morris-Turnberry.

Development has established to the north and south of Brussels along County Road 12. The former Fairgrounds are to the north-west of Brussels. Future development of these lands shall occur in

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conjunction with development in the village of Brussels. Development outside the Hamlet designation adjacent to Brussels will occur by Official Plan Amendment on full municipal services in co-operation with the Municipality of Huron East, and will require a comprehensive review consistent with the Provincial Policy Statement.

Walton

The hamlet of Walton is at the corner of County Road 25 and County Road 12. It is a small community that is mostly residential. Part of Walton is in the Municipality of Huron East.

East of Blyth

The settlement of Blyth is located at the intersection of County Roads 4 and 25. Blyth is in the Township of North Huron, and abuts land in Morris.

LOCATION: The location of the lands designated Hamlet are shown on Schedule B. Additional Schedules (Schedule B—Belgrave, Schedule B—Belmore, Schedule B—Bluevale, Schedule B—Walton, Schedule B— Adjacent to Brussels) provide detailed schedules of each hamlet.

6.5. HAMLET POLICIES

To achieve the settlement area goals, the following policies are adopted.

1. Residential (Hamlet)

The primary use of land in the Hamlet designation is residential in the form of single detached dwellings. Other types of dwellings may be permitted subject to compatibility with the surrounding area, adequate services and rezoning.

Home occupations will be allowed in residential areas subject to the provisions of the implementing Zoning By-law. Bed and Breakfast establishments are allowed in the residential areas where permitted by and in accordance with the Zoning By-law.

Garden suites are temporary in nature and are permitted in residential areas subject to compatibility with the surrounding area; adequate servicing; a development agreement for the occupancy, duration and location of the temporary use; a temporary use by-law pursuant to Section 39.1(1) of the Planning Act.

A second permanent dwelling unit may be permitted within a detached dwelling or an accessory structure provided that:

- adequate services are available;
- there are a maximum of two dwelling units either with both residential units located in the principal dwelling or with one residential unit located in the principal dwelling and a second unit located in an accessory structure;
- an accessory structure containing a residential unit shall be designed to be compatible with the architectural style of the area;
- the zoning by-law shall establish the zones within which second residential units may be permitted and shall include provisions to regulate the use;
- site plan control may be implemented to regulate the details of the development.

2. Commercial (Hamlet)

In the Hamlet designation, commercial uses may be permitted by rezoning, provided:

- the use is compatible with the character of the area;
- adequate services are available; and
- site plan control may be implemented to regulate the details of development.

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3. Industrial (Hamlet)

In the Hamlet designation, industrial uses may be permitted by rezoning subject to the following:

- the use is compatible with the character of the area;
- industrial development will comply with Provincial air and water emission standards as well as noise standards;
- where industrial uses abut residential areas, the type of industry may be restricted to ensure a compatible mix of land uses, and the responsibility will be on the industrial use through the site plan control process to attain compatibility;
- adequate services are available; and
- site plan control may be implemented to regulate the details of development.

4. Community Facilities and Infrastructure (Hamlet)

Community facilities for social, recreational, administrative or other purposes, such as community centres, sports facilities or government offices, will locate in Settlement Areas to avoid conflicts with agriculture and to enhance urban areas.

Community facilities in the Hamlet designation may be permitted by rezoning, provided:

- the proposed location is suitable for the use and compatible with the surrounding uses;
- adequate services are available; and
- site plan control may be implemented to regulate the details of development.

Policies regarding the development of Community Facilities in Agricultural areas are included in Section 3.3.13.

5. Infrastructure and Public Utilities

Public infrastructure uses are permitted in any land use designation. These uses are required throughout the Municipality and include:

- facilities and corridors for utilities such as water, sewage, communications, and oil/gas wells;
- electricity generation facilities and transmission and distribution systems;
- roads, railways and trails;
- flooding and erosion control works.

Infrastructure uses will be located to effectively provide community functions, while minimizing disruption to surrounding land uses and the natural environment. Infrastructure developments may be made conditional upon public meetings and agreements at the discretion of the Municipality, unless they are subject to the Environmental Assessment Act review process.

Policies regarding alternative energy land uses are included in Section 7.3.2.

6. Hamlet Development Standards

The following development standards shall apply to all development in the Hamlet designation.

- a. Development must be compatible with surrounding uses.
- b. Development may take place either by registered plan of subdivision or consent/severance. Severances will be used to infill and to develop small holdings as a logical extension of existing

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development. When severances are used to develop small holdings they will be based on a pre-design approved by the Municipality and will indicate how the proposed lots fit into the existing development pattern.

- c. Natural features and functions will be protected in accordance with the policies in Section 4 of this Plan. An Environmental Impact Study may be required for development within or adjacent to natural heritage features. Where an Environmental Impact Study is required, it will be conducted according to Section 4.3.13 of this Plan. The design will be harmonized with natural features, including topography and woodlands.
- d. Development is in accordance with the County Forest Conservation By-law and the Municipality of Morris-Turnberry Forest Conservation By-law.
- e. Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, and lots will contain a contingency tile bed area.
- f. New developments, including the opening up of new areas, will be required to connect to an existing municipal water supply or establish a new municipal water supply. Infilling and small-scale developments may be serviced by individual wells where municipal water is not available as permitted by the Provincial Policy Statement. (Amended by OPA 4 By-law 41-2015)
- g. Development should be contiguous with existing development.
- h. Water supply and sewage disposal are subject to approvals from the appropriate authority before development occurs.
- i. Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.
- j. Vehicle access will be provided by a public road developed to municipal standards.
- k. Adequate lot grading and drainage, and storm water management are required.
- l. A development agreement will be signed and registered on title to the satisfaction of the municipality.
- m. The appropriate zoning is in force.
- n. Livestock units are not permitted in the Hamlet designation.

6.6. URBAN AREA ADJACENT TO WINGHAM

The area adjacent to Wingham is designated Urban on Schedule B. This includes East of Wingham, North of Wingham and Lower Town as described in more detail below. These Urban areas incorporate a variety of residential and commercial uses. These uses are recognized with Residential, Commercial and Industrial designations as shown on Schedule B—East of Wingham and Junctionville and Schedule B—Lower Town and North of Wingham.

- **East of Wingham and Junctionville**

Mixed strip development has occurred along the north side of Highway No. 86 between McLean Line and Wingham. This includes Junctionville, which was created by Registered Plan 278 in 1877. New development is permitted in this area through infilling or by registered plan of subdivision on full municipal services, if possible, in co-operation with the Township of North Huron. Development should be contiguous with existing development. Development will proceed by Official Plan and Zoning By-law amendment.

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- **North of Wingham**

North of Wingham is an area of urban development which is half of the original Wingham Town Plot that remained in the former Township of Turnberry when Wingham was incorporated in 1874. This area consists of Plan 432 of Turnberry, as well as the area bounded by Wingham, Highway No. 4, the Canadian Pacific Rail Line and Concession Road 8-9.

It is the intention that development in this area complement development in Wingham. New development is permitted through infilling or by registered plan of subdivision on full municipal services, if possible, in co-operation with the Township of North Huron. Development should be contiguous with existing development. Development will proceed by Official Plan and Zoning By-law amendment.

- **Lower Town**

Registered Plans 410, 425, 427 and 610 are locally known as 'Lower Town', Wingham. This area exists as a historic Plan of Subdivision, Registered Plan 410, 425 and 427 were established in 1865 west of Wingham. Plan 610 is to the immediate west of Lower Town and was established in 1992. Lower Town was never incorporated into the Town of Wingham and the land in Lower Town has developed in a random manner because there is a large area that is subject to flooding.

The Township of Turnberry's Secondary Plan, adopted in 1983 designated Lower Town Urban (Residential, Commercial and Industrial). In 1987, by-law 14-1987 rezoned many of these lots to Developmental, which were then rezoned to Village Residential (Low Density) - Holding (VR1-H) by by-law 16-1990.

The enactment of by-law 16-1990 drew the attention of several agencies with an interest in the hydro-geological sensitivity in Lower Town. As a result, an environmental audit of the status of private water and sewage disposal systems in Lower Town was completed¹.

It is the intention of the Plan to develop a land use pattern that permits small-scale and infilling as a complement to Wingham. Because of sensitive hydro-geological features in this area large scale development is restricted. Special policies for Lower Town are incorporated into the Development Standards policies (see Section 6.6.7).

1. Residential (Urban)

Two types of residential development are recognized:

- Low Density Residential
- Medium and High Density Residential

Home occupations will be allowed in residential areas subject to the provisions of the implementing Zoning By-law. Bed and Breakfast establishments are allowed in the residential areas where permitted by and in accordance with the Zoning By-law.

Where residential uses are proposed in proximity to industrial designations, a compatibility assessment of air and noise impacts may be required. The responsibility will be on the new use to demonstrate compatibility.

¹ Township of Turnberry and the Huron County Planning and Development Department , (Summer 1993), Hydrogeological Sensitivity Evaluation Phase 1 For the Area of Lower Town (R.P. 410)

Township of Turnberry and the Huron County Planning and Development Department , (November 1994), Hydrogeological Sensitivity Evaluation Phase 2 For the Area of Lower Town (R.P. 410)

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Low Density Residential

The primary use of land designated Residential is low density residential development. Other types of dwellings may be permitted subject to compatibility with the surrounding area, adequate services and rezoning.

Garden suites are temporary in nature and are permitted in residential areas subject to compatibility with the surrounding area; adequate servicing; a development agreement for the occupancy, duration and location of the temporary use; a temporary use by-law pursuant to Section 39.1(1) of the Planning Act.

A second permanent dwelling unit may be permitted within a detached dwelling semi-detached dwelling, multiple attached dwellings or an accessory structure provided that:

- adequate services are available;
- there are a maximum of two dwelling units on any lot, either with both residential units located in the principal dwelling or with one residential unit located in the principal dwelling and a second unit located in an accessory structure;
- an accessory structure containing a residential unit shall be designed to be compatible with the architectural style of the area;
- the zoning by-law shall establish the zones within which second residential units may be permitted and shall include provisions to regulate the use;
- site plan control may be implemented to regulate the details of the development.

Medium and High Density Residential

Medium and high density residential development may be permitted subject to the following:

- a. Medium density includes triplexes, four-plexes, and townhouses, which do not exceed four units per building.
- b. High density includes apartments and townhouses, which exceed four units per building.
- c. Medium and high density uses will be permitted in limited numbers throughout the residential designation of land use, subject to compatibility with the surrounding area, adequate services, and the appropriate zoning.
- d. New development will come under the site plan controls of Section 41 of the Planning Act, (RSO 1990), and applicants shall be required to enter into registered agreements with the Municipality prior to the enactment of an amendment to the Zoning By-law and/or the issuance of building permits.
- e. Medium and high density housing proposal will be considered individually on their merits and prior to rezoning shall meet the following criteria:
 - medium and high density housing shall maintain a low building profile in relation to the residential area and their design should maintain the low density character of the residential area;
 - all parking to be off-street;
 - attractive landscaping and adequate on-site amenities will be provided;
 - the siting, design and coloration of buildings and structures should be used to create a harmonious blending with the surrounding residential area.
- f. Where a conflicting land use exists near a developing residential area, the residential development will incorporate appropriate measures to prevent or alleviate any adverse effect on the residential use.
- g. Medium and high density sites shall be located in a manner which minimizes traffic movement through low density residential areas.

2. Commercial (Urban)

Two types of commercial development are recognized:

- Commercial
- Highway Commercial

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Commercial

Commercial designations are located in Lower Town and North of Wingham as shown on Schedule B— Lower Town and North of Wingham. Commercial uses may be permitted in areas designated Commercial, or by Official Plan amendment and rezoning, provided:

- the use is compatible with the character of the area;
- adequate services are available; and
- site plan control is implemented to regulate the details of development.

Highway Commercial

Highway commercial uses will be permitted in areas designated as Highway Commercial on the Land Use Plans. Highway Commercial designations are located in Lower Town and East of Wingham as shown on Schedule B— Lower Town and North of Wingham and Schedule B—East of Wingham.

Highway Commercial uses are oriented to highway related functions and are typically single-purpose establishments. They take on a variety of forms and share characteristics such as being essential to the operation of the highway system, are oriented to or economically reliant on serving vehicular traffic and the travelling public, they require large tracts of land for large buildings, extensive parking and loading operations, require access to a major road, and provide neighbourhood convenience goods or services.

Highway Commercial development will proceed according to the following policies:

- highway commercial uses shall be confined to designated areas on arterial roads and will be grouped for design and service reasons;
- highway commercial areas will be developed to complement and not compete with or undermine the core area commercial functions;
- large space users such as grocery, furniture and department stores which are not of a highway commercial nature may be permitted in this designation subject to rezoning provided that insufficient space is available in the core, a market need can be identified, and it does not undermine the planned function of the core;
- professional offices larger than 930 square metres may be permitted in this designation subject to rezoning;
- site plan control is implemented to regulate the details of development.

Commercial development in Lower Town must meet the requirements in Section 6.6.7 (Lower Town Development Standards).

Commercial development East of Wingham and North of Wingham must meet the requirements of Section 6.6.6 (North of Wingham and East of Wingham Development Standards).

3. Industrial (Urban)

Industrial uses North of Wingham and, East of Wingham and Lower Town will be permitted in the areas designated Industrial or by Official Plan amendment and rezoning.

Industrial development in unserviced areas of Lower Town is limited to dry industries. Dry industry is defined as industry that does not use water in its processing, or discharge water-based effluent other than the normal sanitary and eating facilities required for employees.

Industrial development in Lower Town must meet the requirements in Section 6.6.7 (Lower Town Development Standards).

Industrial development East of Wingham and North of Wingham must meet the requirements of Section 6.6.6 (North of Wingham and East of Wingham Development Standards).

In all areas, Industrial development will occur subject to the following:

- the use is compatible with the character of the area;

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- industrial development will comply with Provincial air and water emission standards as well as noise standards;
- where industrial uses abut residential areas, the type of industry may be restricted to ensure a compatible mix of land uses, and the responsibility will be on the industrial use through the site plan control process to attain compatibility;
- adequate services are available;
- infilling in Industrial areas is encouraged provided servicing requirements can be satisfied; and
- site plan control is implemented to regulate the details of development including site design. Efficient use of Industrial land is encouraged.

4. Community Facilities (Urban)

Community facilities for social, recreational, administrative or other purposes, such as community centres, sports facilities or government offices, will locate in Settlement Areas to avoid conflicts with agriculture and to enhance urban areas.

Schedule B—Lower Town and North of Wingham and Schedule B—East of Wingham includes Community Facility designations for community facilities that were established at the time this Plan was passed.

Community facilities proposed after the passing of this Plan may be permitted by rezoning, provided:

- the proposed location is suitable for the use and compatible with the surrounding uses;
- adequate services are available; and
- site plan control is implemented to regulate the details of development.

Community facilities in Lower Town must meet the requirements of Section 6.6.7. (Lower Town Development Standards)

Community facilities East of Wingham and North of Wingham must meet the requirements of Section 6.6.6. (North of Wingham and East of Wingham Development Standards). Policies regarding the development of Community Facilities in Agricultural areas are included in Section 3.3.13.

5. Infrastructure and Public Utilities

Public infrastructure uses are permitted in any land use designation. Where feasible, sewage collection and treatment systems shall be located outside of the wellhead protection areas with a vulnerability score of 10 (see Appendix 6).

These uses are required throughout the Municipality and include:

- facilities and corridors for utilities such as water, sewage, communications, and oil/gas wells;
- electricity generation facilities and transmission and distribution systems;
- roads, railways and trails;
- flooding and erosion control works.

Infrastructure uses will be located to effectively provide their community functions, while minimizing disruption to surrounding land uses and the natural environment. Infrastructure developments may be made conditional upon public meetings and agreements at the discretion of the Municipality, unless they are subject to the Environmental Assessment Act review process.

Policies regarding alternative energy are included in Section 7.3.2.

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6. Natural Environment

Natural features and functions designated on Schedule B—East of Wingham and Schedule B—Lower Town and North of Wingham will be protected in accordance with the policies in Section 4 of this Plan. An Environmental Impact Study may be required for development within or adjacent to natural heritage features. Where an Environmental Impact Study is required, it will be conducted according to Section 4.3.11 of this Plan.

Development shall proceed according to the requirements of the Huron County Forest Conservation By-law and the Municipality of Morris-Turnberry Zoning By-law.

Where natural features are identified, they may be zoned Natural Environment in the Zoning By-law or a – Holding zone may be used until an Environmental Impact Study is completed as required.

7. North of Wingham and East of Wingham Development Standards

The following development standards shall apply to all development North of Wingham and East of Wingham.

- a. Development must be compatible with surrounding uses.
- b. Development may take place either by registered plan of subdivision or consent/severance. Severances will be used to infill and to develop small holdings as a logical extension of existing development. When consents are used to develop small holdings they will be based on a pre-design approved by the Municipality and will indicate how the proposed lots fit into the existing development pattern.
- c. Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands.
- d. Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, and lots will contain a contingency tile bed area.
- e. New developments, including the opening up of new areas, will be required to connect to an existing municipal water supply or establish a new municipal water supply. Infilling and small-scale developments may be serviced by individual wells as permitted by the Provincial Policy Statement.
- f. Water supply and sewage disposal are subject to approvals from the appropriate authority before development occurs.
- g. Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.
- h. Vehicle access will be provided by a public road developed to municipal standards.
- i. Adequate lot grading and drainage, and storm water management are required.
- j. A development agreement will be signed and registered on title to the satisfaction of the municipality.
- k. The appropriate zoning is in force.
- l. Development north and east of Wingham will occur on full Municipal services in co-operation with the Township of North Huron.
- m. For lands within a wellhead protection area where the vulnerability score is 10:
 - all properties directly abutting a municipal sanitary sewer must connect to that sewer;
 - any private septic systems on those lots must be decommissioned by March 31st, 2018.

8. Lower Town Development Standards

The following development standards applies to development in Lower Town (Registered Plans 410, 425, 427 and 610):

- a. Development must be compatible with surrounding uses.

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- b. Development may take place either by registered plan of subdivision, or consent/severance or lifting a zoning by-law. These policies apply to zoning by-law amendments and lifting holding zones on existing undeveloped lots.
- c. Natural features and functions will be protected according to the policies in Section 4 and 6.6.7 of this Plan. The design will be harmonized with natural features, including topography and woodlands.
- d. Dug wells are not permitted for any new development.
- e. Vehicle access will be provided by a public road developed to municipal standards.
- f. The appropriate zoning is in force.
- g. Open space areas, natural areas and parkland will be conveyed to the municipality or owned in common by the subdivision residents. Council may accept payment in lieu of parkland where appropriate.
- h. New development will be required to connect to municipal water and sewage where they are available.
- i. The Municipality may require a study on the need for a piped sewage system and treatment facility. Where full services are not required, limited development may be permitted on private septic systems where it has been demonstrated that impacts to ground and surface water will be within acceptable limits as per standards established by the appropriate authority. Technical studies may be required, including (but not limited to):
- Identification of a contingency tile bed area;
 - Nitrate study (can include a proposal to use a septic system that reduces nitrate loading);
 - Demonstration of percolation rates within acceptable limits;
 - Acceptable water quality in sufficient quantities in the area.
 - Studies will be to the satisfaction of relevant regulations and provincial legislation.
- Development on private septic systems will require a development agreement to connect to municipal services when they are available.
- j. New developments serviced by individual septic systems will proceed according to the Ministry of Environment's Procedure D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment. Residents will be subject to a Quality Assurance Program for the monitoring and maintenance of septic systems to the satisfaction of the Municipality of Morris-Turnberry.
- k. Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Because of the high water table and sensitive soils in a large part of Lower Town, the Zoning By-law may contain specific lot size requirements.
- l. New developments, including the opening up of new areas, will be required to connect to an existing municipal water supply or establish a new municipal water supply. Infilling and small-scale developments may be serviced by individual wells as permitted by the Provincial Policy Statement.
- m. Schedule B—Lower Town and North of Wingham identifies lands located between the 1 in 100 year and regulatory flood plain lines as a special constraint area. Development in this area will proceed according to the underlying designations and respective policies provided that flood proofing is provided to the regulatory flood elevation. Issuing a building permit in this area will be conditional on prior written permission from the Maitland Valley Conservation Authority.
- n. All multiple lot development will require a comprehensive storm water management plan to be prepared by a qualified engineer. The plan will be reviewed and approved by the Municipality's engineer prior to development being authorized. The plan shall be prepared in accordance with the Maitland Valley Conservation Authority's storm water management guidelines.

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- o. The storm water management plan shall include a detailed lot grading and drainage plan for each parcel of land proposed in the development, including a recommended lot elevation at the building site. In addition, the plan shall consider upgrading of culverts on Municipal road allowances and existing storage ponds. The storm water management plan shall be in conformity with the Municipality of Morris-Turnberry's Master Drainage Plan.
- p. Complete sediment control measures shall be implemented for all new development such that limited erosion occurs on the site of the development and no sediment is carried off the site and onto a neighbouring property or into any watercourse. The sediment control measures shall be subject to the approval of the Municipality's engineer prior to development.
- q. A development agreement will be signed and registered on title to the satisfaction of the municipality.
- r. All associated costs for the development of multiple lots in Lower Town will be the responsibility of the developer.
- s. Livestock units are not permitted in the Urban settlement area.

6.7 OPEN SPACE and PARKLAND and FLOOD PLAIN

Open Spaces and Parkland serve important functions in urban areas including:

- recreation, tourism and beautification
- protection of unique or sensitive natural features
- shaping and guiding urban development, and
- providing buffers between conflicting land uses.

1. Definition and Location

The predominant use of land designated Open Space and Parkland shall be for conservation, recreation and park purposes. This designation covers the broad spectrum of open space and recreational areas in the settlement area from the grassy areas and treescape along roadside boulevards to the continuous open space along water courses.

Flood plain policies apply to water courses susceptible to flooding.

LOCATION: The general location of lands designated Open Space and Parkland Schedule B East of Wingham and Schedule B—Belgrave, Belmore, Bluevale, Walton, Adjacent to Brussels. Specific locations for types of open space uses are shown in the Zoning By-law.

The location of lands designated Flood Way, Flood Fringe and Flood Plain are shown on Schedule B—Lowertown and Schedule B—Bluevale.

2. Goals

The Open Space and Parkland planning goals are as follows:

- to provide the widest possible choice of recreational opportunities;
- to beautify and enhance the quality of the urban environment;
- to promote tourism in the settlement areas;
- to creatively use natural environment, parks and open spaces to shape and guide urban development;
- to work with neighbourhood residents, service clubs and interested groups, and government agencies in meeting the parks and open space needs of the community;

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- to undertake a flood plain management program to ensure proper land use, and to minimize the level of risk to life, property damage and social disruption from flooding and the need for large capital expenditures for flood protection purposes.

3. Open Space and Parkland Policies

1. Zoning

Parks and open spaces both public and private, will be placed under the Open Space and Parkland designation in the Official Plan and zoned to their specific use in the Zoning By-law.

The establishment of new parks and open spaces will proceed by amendment to the Zoning By-law.

2. Privately-Owned Open Space and Parkland

Proposals to develop privately-owned Open Space and Parkland will proceed by Official Plan amendment. Land designated Open Space and Parkland is only open to the public where it is in public ownership.

3. Development and Maintenance of Open Space and Parkland

The Municipality supports the development and maintenance of Open Space and Parkland areas and recreational facilities in accordance with community needs and availability of resources.

4. Flood Plain Management

There are 2 flood plain approaches in Morris-Turnberry:

1. Two-zone approach: Includes Lowertown

The two zone floodplain approach defines two part of the floodplain: the floodway and the flood fringe.

- a) The floodway is the area of the flood plain required for deep, fast flowing flood water. In the floodway, potential flood depths and velocities pose a threat to property and human safety.

Development and site alteration in the floodway is not permitted unless the development is limited to use which by their nature must locate in the floodway, including flood and/or erosion control works, minor additions or passive non-structural uses which do not affect flood flows or create new hazards.

Development in the floodway will only be permitted when the effects to public safety are minor, and can be mitigated in accordance with provincial standards, including floodproofing standards, protection works standards, and access standards.

- b) The flood fringe is the outer portion of the flood plain between the floodway and the flooding hazard limit. Depth and velocities of flooding are generally less severe in the flood fringe than the floodway.

Development and site alteration in the flood fringe is permitted subject to adequate floodproofing being demonstrated to the satisfaction of the Conservation Authority; where the effects and risk to public safety are minor, can be mitigated in accordance with provincial floodproofing, protection works and access standards. Also it must be demonstrated that:

- Vehicles and people have a safe way of entering and exiting the area during times of flooding; and
- New hazards are not created and existing hazards are not aggravated.

A Conservation Authority permit may be required in both the floodway and the flood fringe.

Schedule B- Lowertown and North of Wingham identifies flood way and the flood fringe areas.

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2. One-zone approach: includes rural floodplain and Bluevale

In the one-zone floodplain approach, the contiguous floodplain is treated as floodway. Policies in Section 6.7.4.1.a) apply.

A Conservation Authority permit may be required in the floodplain.

Schedule B- Bluevale identifies floodplain areas.

6.8 RESIDENTIAL PARK

There is one permanent mobile home park west of Wingham and adjacent to Highway 86 known as 'Turnberry Estates'.

Residential parks are not permitted to be scattered throughout the municipality. Additional Residential Parks will only be permitted within settlement areas and will require an Official Plan amendment. Proposals shall meet the policies of this Section and shall address issues of compatibility with neighbouring land uses.

1. Definition and Location

Residential parks are year-round housing developments consisting of single-detached dwellings in the form of mobile homes, modular homes, or built-on-site dwellings. The land is held under single ownership as one title, and individual dwellings are owned or leased by their occupants. The park is serviced by a communal water system and a communal sewer system. Accessory commercial and recreational uses are permitted.

LOCATION: The location of land designated Residential Park is shown on Schedule 'B'- Lowertown and North of Wingham—the Land Use Plan.

2. Residential Park Goals

The goals adopted for Residential Parks are:

- the goals contained in section 6.2;
- to ensure the orderly development of the existing Residential Park; and
- to limit the development of additional Residential Parks in the Municipality;

3. Residential Park Policies

The following development standards shall apply to residential parks:

- Development must be compatible with surrounding uses;
- Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and community facilities;
- Setbacks from slopes will be determined with input from the conservation authority;
- Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands;
- The overall density of development will not exceed 15 dwellings per gross hectare. Areas of natural environment included in the design may be used in calculating density;
- Communal open space, which may include natural areas, shall occupy at least 25% of the area to be developed;
- Potable water will be supplied by a communal water system to the satisfaction of the Ministry of the Environment;

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- Sewage disposal will be provided by a communal sewage system to the satisfaction of the Ministry of the Environment. Individual septic systems for dwellings will not be permitted;
- Vehicle access to the Residential Park will be provided by a public road developed to municipal standards. Vehicle access within the Residential Park will be provided by internal roads developed to appropriate standards;
- Adequate lot grading and drainage, and storm water management are required;
- The appropriate zoning is in force;
- Individual dwelling sites within Residential Parks shall not be converted to separately titled holdings.

4. Natural Environment Policies

Natural features and functions designated on Schedule B will be protected in accordance with the policies in Section 4 of this Plan. An Environmental Impact Study may be required for development within or adjacent to natural heritage features. Where an Environmental Impact Study is required, it will be conducted according to Section 4.3.12 of this Plan.

Development shall proceed according to the requirements of the Huron County Forest Conservation By-law and the Municipality of Morris-Turnberry Zoning By-law.

6.9 AIRPORT

The Richard LeVan Airport- Wingham is located on Lots 7 to 14, North Part of Concession 1, Morris. This facility, which includes the hangar and terminal buildings, is owned and maintained by the Township of North Huron. A number of airport-related commercial and industrial uses are also on the airport lands.

1. Definition and Location

The airport includes land owned by Township of North Huron as well as privately owned properties which contain airport-related uses. The location of land designated Airport is shown on Schedule *B East of Wingham and Junctionville*.

2. Goals

The goals identified by the community and adopted by this Plan are:

- To protect the airport from incompatible development; and
- To encourage the establishment of airport-related services on airport lands.

3. Policies

Jurisdiction

The Federal Government has exclusive constitutional jurisdiction over aeronautics, which includes those areas designated Airport and used for airport-related uses. Airport uses and buildings are exempt from Municipal Official Plan policies and Zoning By-law regulations, but proponents will be asked to consider local requirements in their decisions.

Airport Related Uses

Airport related services, including commercial and industrial uses, are permitted on airport lands.

Compatibility

Airport and related uses must be protected from incompatible uses. Any proposed development shall not result in conflict with the airport use.

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6.10 LAND DIVISION IN SETTLEMENT AREAS

In areas designated Hamlet, Urban (Residential, Commercial, Industrial, Residential Park, Commercial Facility or Open Space) on the Land Use Plan, consents for conveyance may be granted in accordance with the following policies:

1. All consents must conform with the general requirements of section 8.1.
2. For residential development only when the area is not large enough or suited to development by a registered plan of subdivision.
3. Infilling and small-scale developments for areas that are already substantially developed.
4. For commercial, industrial or community facility uses in Hamlet and Urban designations.
5. For assembling of land for future development.
6. For lot enlargement, lot boundary adjustments and title correction purposes.

7. COMMUNITY ECONOMIC DEVELOPMENT and MUNICIPAL INFRASTRUCTURE

Agriculture, manufacturing, and small business form the foundation of Morris-Turnberry's economy. Economic activity provides jobs and builds wealth, contributing to a viable community and a quality of life that is valued by local residents.

The community is concerned with stimulating employment for all existing and future residents in the Municipality. This Plan supports the continuation of existing economic activities and the creation of new businesses, including service-oriented businesses, with the aim of sustainable development.

7.1 DEFINITIONS

Community improvement identifies any deficiencies in the Municipality relating to hard and soft services and seeks means of improvement.

Economic development includes any efforts that benefit the community as a whole, which contribute to community identity, quality of life and economic stability.

Heritage resources are cultural features which represent past human activities, events or achievements, and are designated by Council under the Ontario Heritage Act. Heritage resources are located in both urban and rural areas and include buildings and structures of historical significance, archaeological sites, and human-made landscapes.

Quality of Life includes:

- accessibility of employment, health care, education, recreation, culture and heritage;
- the provision of hard services such as roads, water, sewage and waste disposal; and
- a healthy environment and clean water.

A healthy local economy and quality of life are interdependent.

7.2 GOALS

The goals identified by the community and adopted by this Plan are:

- to protect and enhance all economic sectors;
- to encourage new and innovative pursuits; and
- to provide appropriate services which improve the health, well being and enjoyment of residents in the community.

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7.3 POLICIES

1. Economic Development

All economic development activities shall be in keeping with the land use policies of this Plan. The Municipality will consider innovative activities or land uses which:

- promote sustainable economic development;
- protect and enhance the natural environment; and
- are compatible with surrounding land uses.

2. Alternative Energy

The Municipality recognizes alternative energy production as an evolving industry including facilities such as: wind energy, solar energy, ethanol facilities and biogas generation- Alternative energy systems and renewable energy systems shall be permitted throughout the Municipality in accordance with provincial legislation.

3. Land and Services

A sufficient supply of land is available in the settlement areas to allow for growth of the various economic sectors. Servicing requirements are contained in the land use policies. The Municipality encourages improvements to information and communication technologies.

4. Community Improvement Projects

Community improvement projects that enhance the economic and social well being of the community are encouraged.

Morris-Turnberry may designate, by by-law, the whole or part of the Municipality as a Community Improvement Project Area in accordance with Section 28 of the Planning Act. The Municipality may apply for financial assistance from the Province for community improvement projects if funding is available.

5. Accessibility and Universal Design

All development and redevelopment shall proceed in conformity with the standards and regulations of the Accessibility for Ontarians with Disabilities Act. The Morris-Turnberry Universal Design and Accessibility Guideline shall be considered in all private development proposals through the site plan review process.

6. Heritage

Heritage resources and archaeological sites will be identified and protected through the development review process under the Ontario Heritage Act and the Provincial Policy Statement. Morris-Turnberry may participate in any funding programs that assist residents in conserving heritage resources.

7. Roads

Schedule D (Roads) identifies the jurisdiction and status of roads in the Municipality as County Roads and Municipal Roads. Roads will be developed in accordance with this Plan and the Municipality's Roads policy.

Arterial Roads:

County Roads #4, #7 and #86 are Arterial Roads. All development located adjacent to a County Road will be subject County Highway Department requirements. Permits must be obtained from the County Highway Department prior to any grading and/or construction being undertaken.

The minimum right-of-way width for Arterial Roads will generally be 30 metres (100 feet). A greater right-of-way width will be provided for turning lanes at road intersections where required.

Morris-Turnberry Official Plan

In areas which are already developed, existing Arterial Road intersections will be improved as required.

The Zoning By-law will establish minimum setbacks for buildings along Arterial Roads to ensure room for future road widening and installation of additional traffic lanes, if required.

Local Roads:

Local Roads provide localized access and minimize through traffic. Local Roads will generally have a minimum right of way width as established by local requirements. In Morris-Turnberry, all Municipal roads are local roads.

Private Roads:

New private roads will be permitted for mobile home parks, trailer parks and condominium developments which are registered as private roads under the Condominium Act.

All development must front on a public road constructed to the appropriate county or municipal standard. Preference for road access for development is: first municipal, then county.

Road construction standards will be determined by the road classification, projected traffic volumes, prevailing design and safety standards. New roads will be constructed to minimum standards required by the Municipality prior to being assumed as a public road.

8. Waste Management

The Municipality will manage solid waste and waste diversion in accordance with best management practices and provincial regulations to reduce quantity and toxicity. To optimize the capacity of its existing landfill sites, the residents are encouraged to adopt and practice waste diversion initiatives; reduction, reuse, recycling, and composting.

The active and closed landfill sites in the municipality are shown on the land use plan. Proposed development within 500 metres of an active or closed landfill site will require verification from a qualified professional that the site is not affected by the migration of contaminants.

The development of new landfills or the expansion of existing landfills will be subject to an archaeological assessment.

It is prohibited to:

- dispose of industrial and commercial waste by means of a well;
- establish a municipal waste disposal site greater than an area of 10 hectares and the potential of discharging vinyl chloride in Wellhead Protection Areas A to D assessed at a vulnerability score of 8 or greater as shown on Appendix 6.

9. Municipal Drains

Morris-Turnberry Council may pass by-laws to establish minimum setback requirements for buildings located in proximity to watercourses and municipal drains.

10. Drinking Water Source Protection

Source Water Protection Plans are in effect to protect the current and future municipal drinking water supply system. Water quality will be protected, improved and restored with priority given to vulnerable areas as identified by and in accordance with the policies contained in the most recent versions of the Maitland Valley and Saugeen Valley Source Protection Plans. These vulnerable areas are at risk of contamination from incompatible land uses and other drinking water threats.

In Huron County there are four types of vulnerable areas of supply to the water supply- Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas. The policies in this Plan that address these vulnerable areas build upon the approach,

Morris-Turnberry Official Plan

definitions and policies in the Maitland Valley Source Protection Plan and the Saugeen Valley Source Protection Plan.

Through the use of components from the Source Protection Plan the municipality will achieve the goal of protecting, improving and restoring the drinking water resource. These components include:

- Education and Outreach
- Section 57-Prohibitions
- Section 58-Risk Management Plans
- Section 59- Restricted Land Use Approvals
- Drinking Water Threats as outlined by the Ministry of Environment and Climate Change.

The Municipality of Morris-Turnberry will protect, improve and restore municipal drinking water resources by implementing the Source Protection Plan as legislated by the Ontario Clean Water Act.

For lands located within a wellhead protection area where the vulnerability score is 10, the lot size for any proposed development on existing 'lots of record' that would include a small on-site sewage system, shall be based at a minimum on the most current version of the Ministry of the Environment and Climate Change's Guidelines for Individual Onsite Sewage Systems.

For existing private septic systems and previously approved developable lots within a wellhead protection area where the vulnerability score is 10 and no municipal sanitary sewer exists, all future or replacement systems shall be located as far as practically possible from the wellhead while remaining in compliance with the Building Code.

For lands within a wellhead protection area where the vulnerability score is 10, all properties directly abutting a municipal sanitary sewer must connect to that sewer, and any private septic systems on those lots must be decommissioned by March 31st, 2018.

Where feasible, sewage collection and treatment systems shall be located outside of the wellhead protection areas with a vulnerability score of 10.

Mapping showing the location of Highly Vulnerable Aquifers and Groundwater Recharge Areas is provided in Appendix 6E. Development within these areas will be encouraged to protect these sensitive groundwater features.

8. IMPLEMENTATION and INTERPRETATION

This section outlines the process by which the Plan is put into effect.

8.1 GENERAL LAND DIVISION POLICIES

The creation of all new lots by plan of subdivision or by consent shall comply with the following general requirements and the specific requirements of the land use designation.

- Development shall conform with the land use policies for the designations shown on the land use plan schedules.
- Development shall comply with the provisions of the zoning by-law. Where a zoning by-law amendment is required, such amendment shall be in force before the consent/subdivision is finalized.
- Lots must abut a public road developed to municipal standards.
- Development shall not result in traffic hazards from limited site lines on curves, grades or near intersections.

Morris-Turnberry Official Plan

- Adequate services shall be available or made available including water supply, sewage disposal, lot grading and drainage, and storm water management.
- A development agreement may be required as a condition of approval of severance or plan of subdivision. If required, the development agreement will address servicing issues (roads, water, sewers, storm water management).
- No consent will be granted which does not conform to the provisions of the Minimum Distance Separation formulae.
- Consents for technical reasons such as title correction, validation of title or easements, and consents for minor lot boundary adjustments may be permitted provided a new lot is not created.
- For lands located within a wellhead protection area where the vulnerability score is 10 as shown on Appendix 6, new lots will only be permitted where they are serviced by municipal sanitary services or where an on-site septic system could be located outside of the area with a vulnerability score of 10.

8.2 IMPLEMENTATION

This Plan will be put into action mainly through the many individual and collective decisions of the residents of Morris-Turnberry.

All decisions and actions, including those of the following individuals, groups and agencies, must conform with and fulfill the principles, goals and policies of this Plan. This Plan will be implemented by:

- Residents, individuals, organizations, agencies and community groups;
- Municipal Council and its committees, including by passing a zoning by-law, building by-law and other appropriate by-laws, and development / subdivision agreements;
- Through municipal activities such as capital works, and the acquisition, development and sale of land;
- County Council and its committees, including the control of lot and subdivision creation;
- The Ontario Municipal Board, other tribunals and the courts;
- Senior levels of government who, while not bound by the plan, will be asked to consider the Plan's policies in their decisions.

8.3 INTERPRETATION

The boundaries of land use designations on Schedule B are general and approximate, although they generally coincide with defined features such as roads, lot lines, or physical features. Where the general intent of this Plan is maintained, minor adjustments to the boundaries of land use designations will not require an amendment to this Plan.

The numerical figures in this Plan provide direction, but should not be interpreted as absolute and rigid. Where the general intent of this Plan is maintained, minor variations of numbers are permitted without amendment to this Plan.

Where an Act is referred to in this Plan, it will be interpreted as applying to the applicable Act as consolidated or amended from time to time.

The Source Water Protection mapping in this Official Plan will be updated on the newest information available from the Maitland Valley Source Protection Authority and the Saugeen Valley Source Protection Authority. An amendment is not required to update these maps.

8.4 NON-CONFORMING USES

A non-conforming use is a use of land that:

- lawfully existed on the date of adoption of this Plan and/or the zoning by-law;

Morris-Turnberry Official Plan

- has not ceased; and
- does not conform with the land use designation/zone applying to the land.

Non-conforming uses may be zoned to permit the use, subject to regard for its compatibility with surrounding uses, and limits to expansion, and, if within a Natural Environment designation, subject to Section 4 Natural Environment.

Over time, non-conforming uses should cease so that the land affected may revert to a conforming use.

In the interim, non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective Sections 34(10) or 45(2) of the Planning Act provided that:

- any incompatibilities with surrounding uses are not aggravated;
- surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
- adequate services, access and parking are provided;
- natural hazards are addressed; and
- development details may be regulated by site plan control.

8.5 STATUS ZONE

Land uses that legally existed at the date this Official Plan was adopted may be deemed to conform.

These uses may be zoned to reflect their present use provided:

- the zoning will not permit any significant change of use or zone provisions that will aggravate any situation detrimental to adjacent conforming uses;
- any significant enlargement, expansion or change of use will require an amendment to the Zoning By-law.

8.6 ACCESSORY USES

Where a use of land is permitted by this Plan, such use shall also include uses that are normally and naturally incidental to, associated with, and subordinate to such use.

8.7 SITE PLAN CONTROL

The site plan control provisions of section 41 of the Planning Act will be used to:

- maximize compatibility between new and existing development and between different land uses;
- improve the efficiency, safety, and appearance of land uses;
- ensure the provision of services and facilities;
- widen County highways for a 30 metre wide road allowance;
- control development within Well Head Protection Areas;
- control the exterior design of buildings, as well as sustainable design elements; and
- implement development agreements.

All land use designations are proposed site plan control areas, except for lands used primarily for one- and two-unit dwellings. Within proposed site plan control areas, Council may pass by-laws designating all or part of the areas as site plan control areas.

Site Plan Control may be used on all lands within Well Head Protection Areas to control uses, buildings and structures including septic systems for the purpose of drinking water source protection. Well Head Protection Areas are shown on Appendix 6.

Guidelines for site plans, development requirements and standards may be established by the municipality.

Morris-Turnberry Official Plan

8.8 PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS BY-LAW

Section 15.1 (3) of the Building Code Act authorizes Council to pass a by-law for property maintenance and property standards within the Municipality of Morris Turnberry.

The Property Maintenance and Occupancy By-law prescribes minimum standards for the maintenance of land and buildings, and the occupancy of buildings within the community. The By-law regulates such matters as:

- structural maintenance of buildings
- cleanliness of buildings
- service of buildings with regard to plumbing, heating and electrical
- property maintenance with regard to weeds, debris and garbage
- pest control
- unlicensed vehicles and trailers
- other matters as determined by the Property Standards Officer.

8.9 HOLDING SYMBOL (H)

A holding symbol (H) may be used in the Zoning By-law in connection with any land use zone, in accordance with section 36 of the Planning Act. The Zoning By-law will allow existing uses to continue in areas covered by a holding symbol and will specify the uses to be permitted at such time as the holding symbol is removed by amendment to the by-law.

1. Implementation of Holding Zone

The holding provisions are implemented through the Zoning By-law. Properties may be zoned for their intended use and the holding symbol (H) will be added to indicate that the development of the site cannot proceed until the holding symbol is removed.

The Holding Zone may include provisions for interim permitted uses to be allowed on lands with a holding zone, such as open space, existing use of land, and other uses which are compatible with surrounding land uses and would not adversely affect the future development potential of the land.

2. Removal of Holding Zone

Removal of the (H) zone would be conditional on satisfying certain requirements of the Municipality regarding development of the land. Such conditions may be, but are not limited to, the satisfaction of certain financial and servicing requirements specified in a subdivision or development agreement between the land developer and the Municipality. The agreement may specify a time limit that the holding zone can remain in effect and may contain provisions for repeal of the zoning and the adoption of a 'future development' zone should the owner not proceed expeditiously with the development project. Prior to removal of the (H) zone, Council will be satisfied by the developer that all conditions of any agreement have been met or will be met and that the policies of this Plan have been fulfilled.

The holding symbol shall be removed by by-law passed under Section 36 of the Planning Act. Notice will be given by council when a holding symbol is to be removed by by-law, and there can be no objection or appeal to the Ontario Municipal Board; however, should Council refuse to pass an amending by-law to remove the holding symbol, because it is the opinion that the development is premature due to demand or failure to meet a requirement of this Plan, the applicant may appeal the decision to the Ontario Municipal Board.

8.10 TEMPORARY USE BY-LAWS

An amendment to the Zoning By-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the Zoning By-law, in accordance with section 39 of the Planning Act. A

Morris-Turnberry Official Plan

temporary use by-law shall be deemed to conform with this Plan, and an amendment to this Plan is not required for a temporary use.

8.11 INTERIM CONTROL BY-LAWS

Where Council determines that further development should cease for a period of time while a review or study is undertaken in respect of land use planning policies in the municipality, an interim control by-law may be passed in accordance with section 38 of the Planning Act.

8.12 CONFLICT RESOLUTION

Land use issues can be contentious, with the potential for conflict arising over existing land uses or proposals to change policy or land uses. If properly managed, conflict can be a catalyst for positive change. This Plan encourages certain basic principles related to conflict management:

- planning issues should be fully discussed to ensure a complete exchange of information;
- public participation beyond the requirements of the Planning Act may be beneficial with particularly contentious applications;
- informal processes of conflict resolution will be encouraged under the direction of Council;
- formal conflict resolution, for example the Ontario Municipal Board (OMB) can be expensive and leave unresolved issues. The Municipality encourages discussion prior to formal hearings.

8.13 APPLICATION REVIEW - CONTAMINATED SITES

Industrial and commercial practices which pre-date current waste disposal requirements may have contaminated land, and may pose a public health hazard.

Before adopting any Official Plan or Zoning By-law amendments, Council may require background research of sites where contamination is suspected. If a site is contaminated, the owner shall comply with provincial requirements for assessment, decommissioning and remediation of the site.

Council will defer proposed amendments where the contamination and feasibility of corrective measures has not been established.

8.14 PUBLIC PARTICIPATION

Public participation in developing, implementing and evaluating this Official Plan is very important. Dialogue on planning and municipal issues will continue to be encouraged among residents, community groups and the municipality.

Formal discussions on this Plan, such as a five-year review under section 26 of the Planning Act, will include community-based processes for input where possible. The consultation process for the five year review of the Official Plan in 2016 and 2017 engaged individuals, community groups and public agencies. Both a public open house and a public meeting were held.

Amendments to the Plan and the Zoning By-law will follow the public notice and public meeting requirements of the Planning Act. Where a public meeting is required under the Planning Act, the County will request public meetings be held at the local Municipality to obtain local input on proposed developments.

The Municipality of Morris-Turnberry acknowledges the role in the Province's duty to consult with Aboriginal communities on planning matters.

8.15 COMPLETE APPLICATION

Any of the following studies may be required to be submitted as part of a planning application in order for the application to be considered complete.

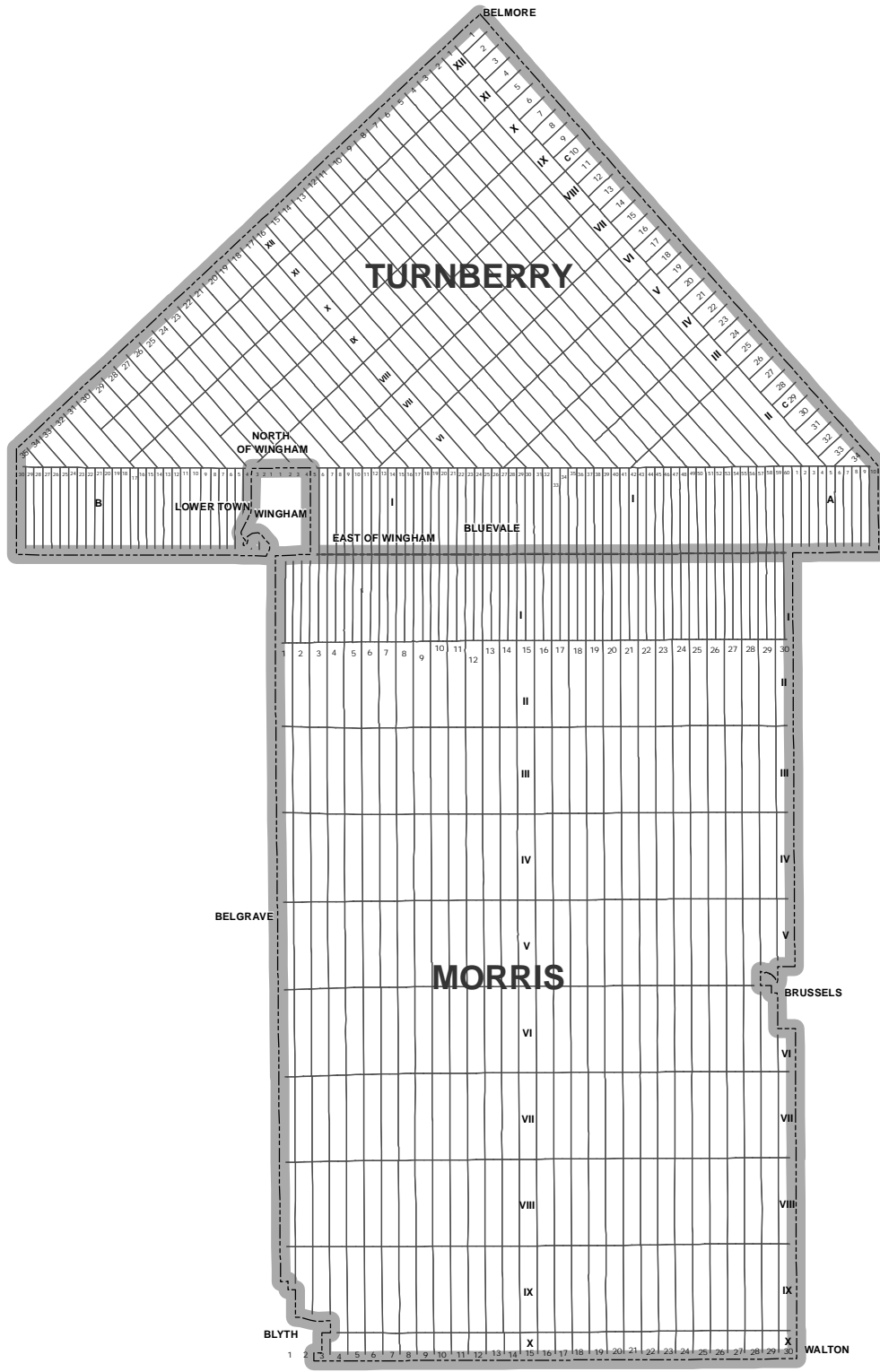
- Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other nonfarm development

Morris-Turnberry Official Plan

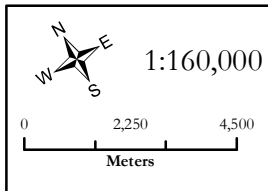
- Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns
- A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill
- An archaeological assessment in areas of archaeological potential
- An Environmental Site Assessment when required by Provincial legislation
- An aggregate impact study for non-farm development occurring within 300 metres of an aggregate operation or known aggregate deposit
- An impact study for an aggregate operation proposed within 300 metres of a settlement area or existing non-farm development
- A traffic impact study
- An air, noise or vibration study when required by Provincial guidelines
- A hydro-geological study
- An Environmental Impact Study if within or adjacent to a significant natural environment area
- A flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority,
- A study demonstrating impacts on threatened and endangered species, if identified by the Ministry of Natural Resources and Forestry as habitat for threatened or endangered species
- A Comprehensive Review if land is being newly designated for urban development or if converting employment lands to non-employment uses The level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.
- A heritage impact study if within or adjacent to a Heritage Conservation District or a Protected Heritage Property
- A commercial market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area
- A servicing proposal to demonstrate the proposed connection to existing municipal services
- A servicing options study for development proposed with private water or private sewage facilities, completed in accordance with Ministry of Environment guidelines
- A hydrologic / ground water impact study for development proposed on private sewage services
- A stormwater management plan (conceptual)
- Section 59 Notice required by the Source Water Protection policy for land in a Wellhead Protection Area A, B or C
- Other locally or provincially required studies

MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN SCHEDULE "A" MORRIS-TURNBERRY LOCATION MAP

Amended by:
OPA # 6



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WARD BOUNDARY

MUNICIPALITY OF MORRIS-TURNBERRY

OFFICIAL PLAN

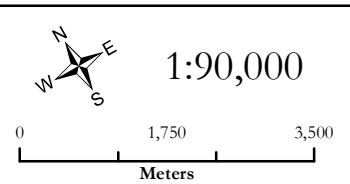
SCHEDULE "B"

LAND USE PLAN

Amended by:
 OPA # 2
 OPA # 5
 OPA # 6



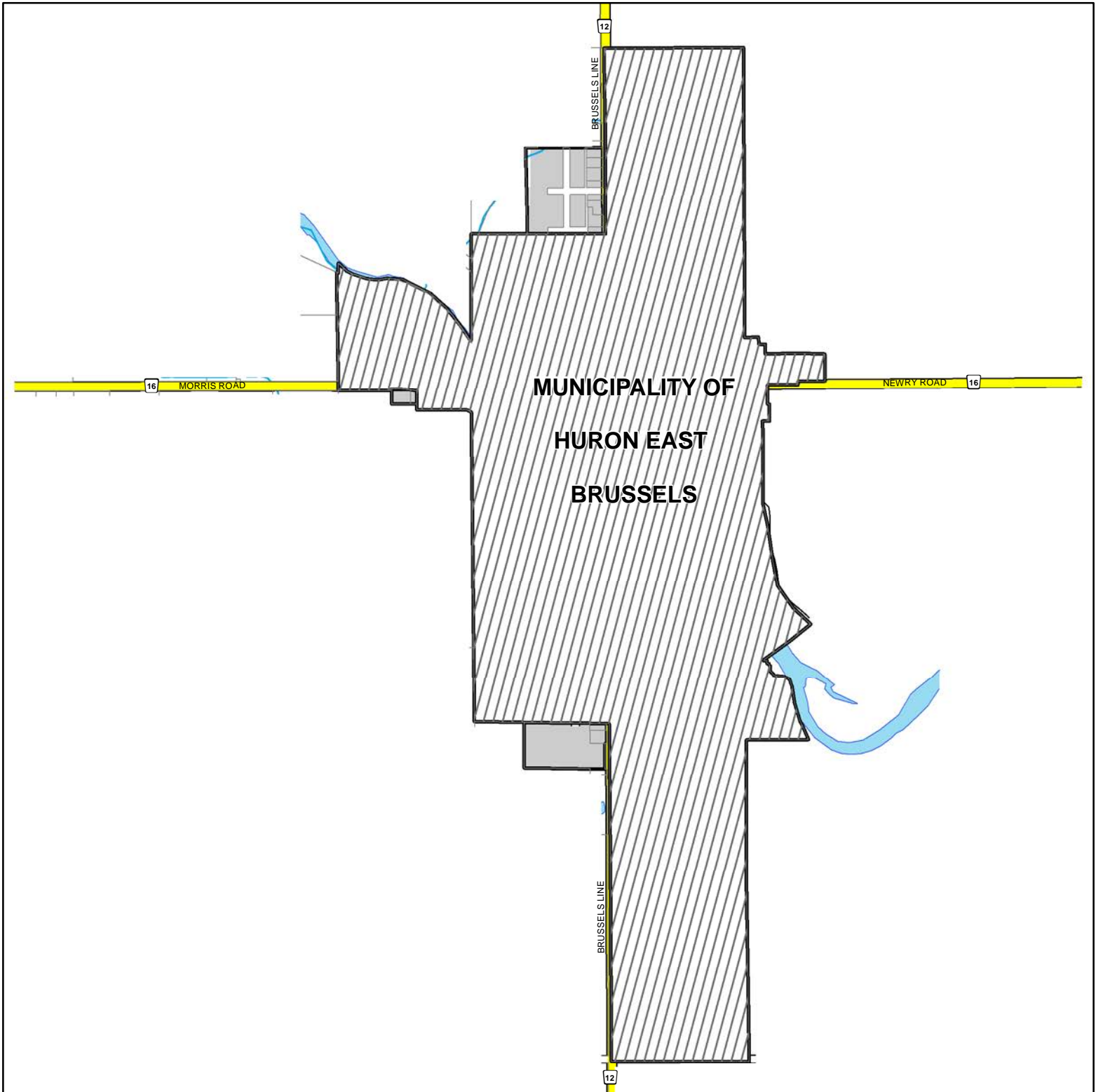
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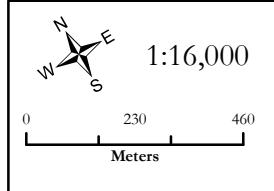
- | | | |
|---|---|---|
| <ul style="list-style-type: none"> — PROVINCIAL HIGHWAY — COUNTY ROAD — MUNICIPAL ROAD LOT BOUNDARY — C.A. BOUNDARY | <ul style="list-style-type: none"> OPEN LANDFILL CLOSED LANDFILL LANDFILL 500M BUFFER — WATERCOURSE — WATERBODY ✈ AIRPORT WELLHEAD PROTECTION ZONE | <ul style="list-style-type: none"> AGRICULTURE FORMER RAILWAY LANDS Mineral Aggregates NATURAL ENVIRONMENT NATURAL ENVIRONMENT - FULL PROTECTION NON-PRIME AGRICULTURE URBAN VILLAGE / HAMLET |
|---|---|---|

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 SCHEDULE "B"
 LAND USE PLAN
 AREA ADJACENT TO BRUSSELS

Amended by:
 OPA # 6



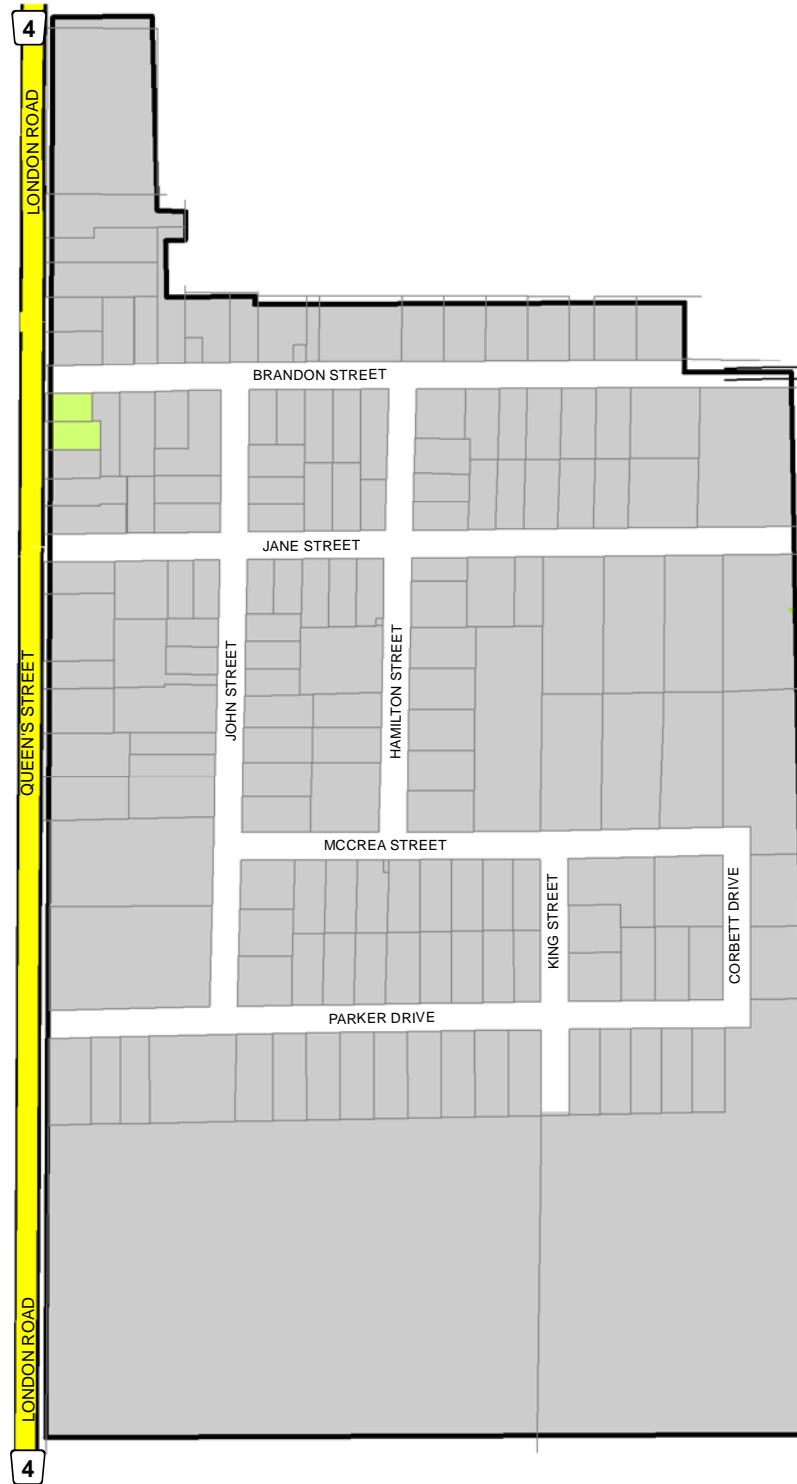

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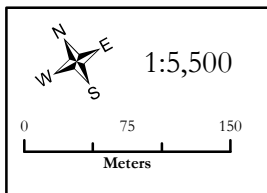
- | | |
|---|--|
|  COUNTY ROAD |  HAMLET |
|  MUNICIPAL ROAD | |
|  UNOPENED ROAD | |
|  SURROUNDING URBAN | |
|  PARCEL FABRIC | |

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 SCHEDULE "B"
 LAND USE PLAN
 BELGRAVE

Amended by:
 OPA # 6



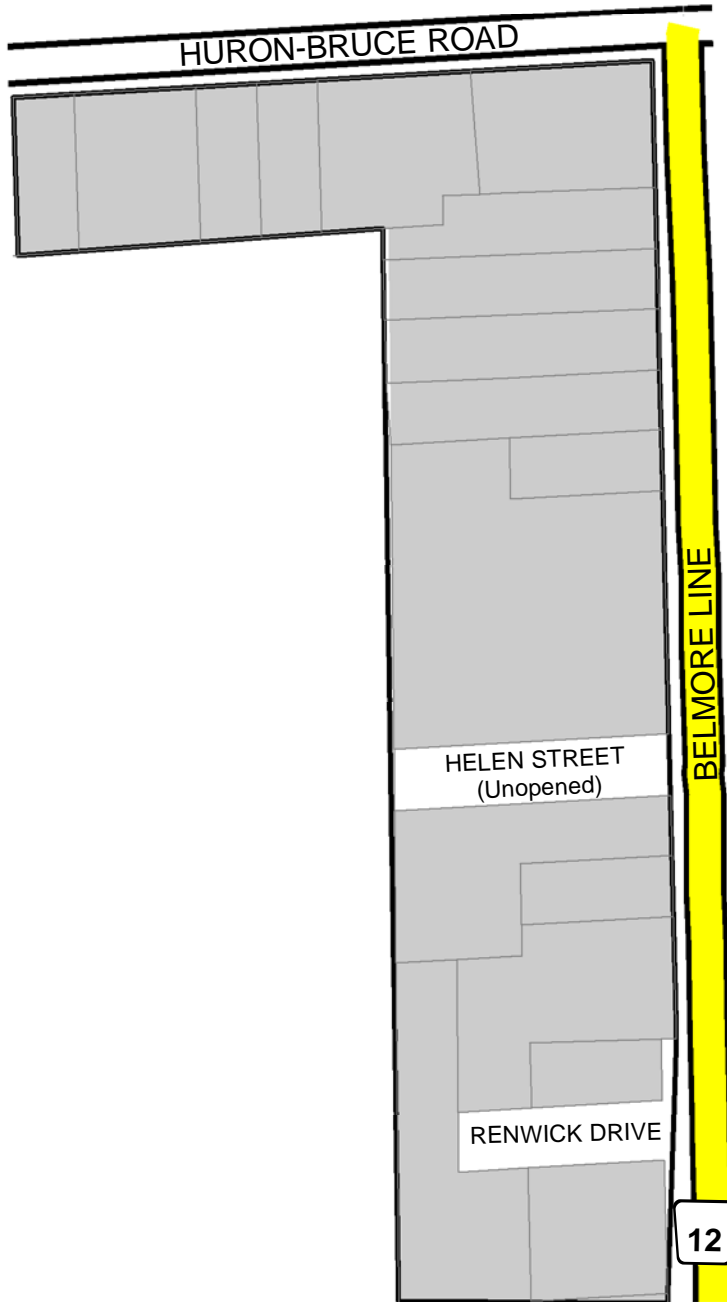
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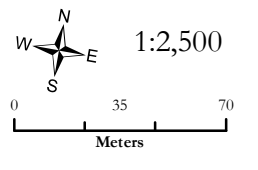
- COUNTY ROAD
- HAMLET
- MUNICIPAL ROAD
- NATURAL ENVIRONMENT
- PARCEL FABRIC
- OPEN SPACE & PARKLAND

MUNICIPALITY OF MORRIS-TURNBERRY
OFFICIAL PLAN
SCHEDULE "B"
LAND USE PLAN
BELMORE

Amended by:
OPA # 6



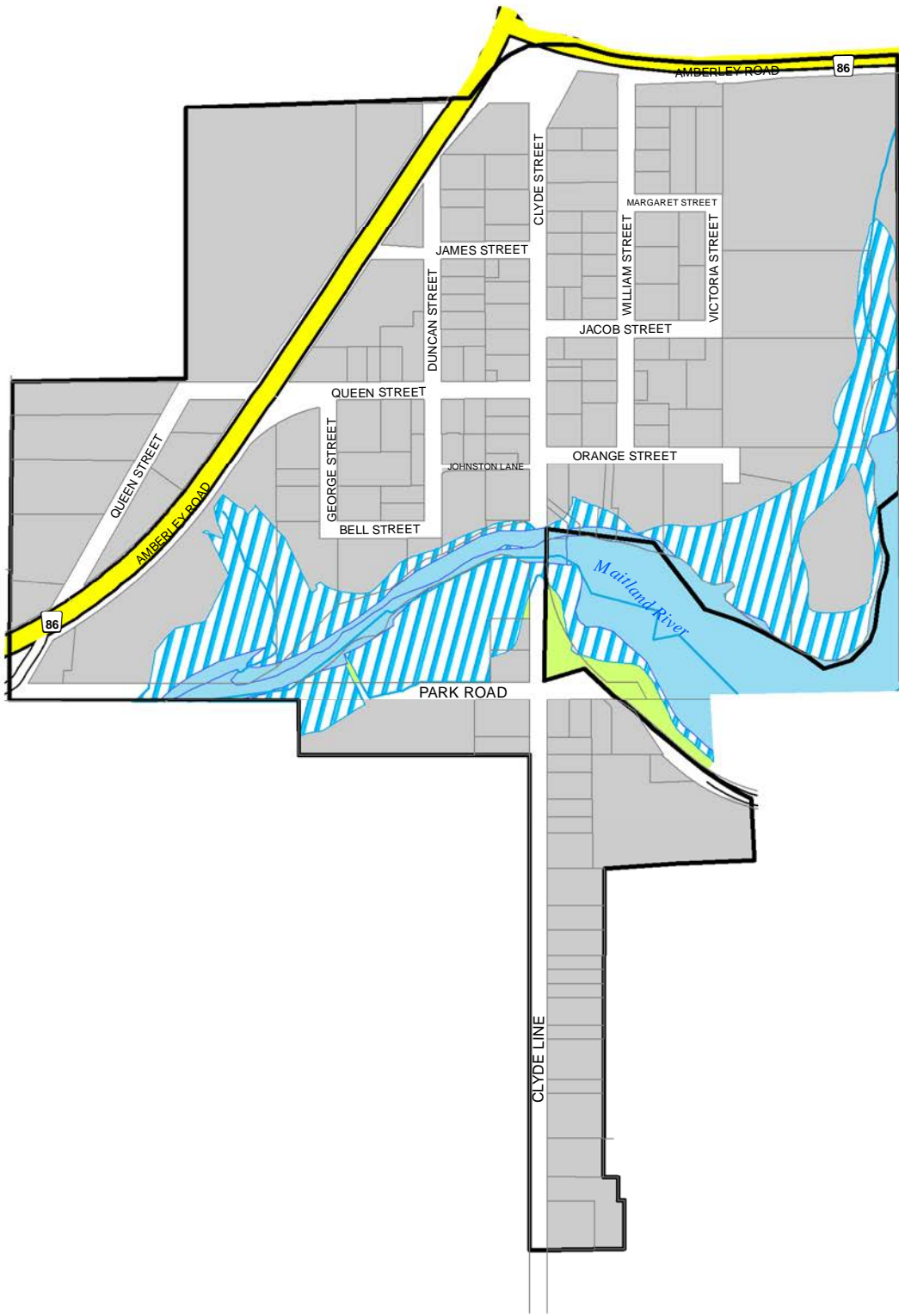
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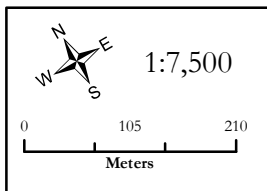
- COUNTY ROAD
- MUNICIPAL ROAD
- UNOPENED ROAD
- PARCEL FABRIC
- HAMLET

MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN SCHEDULE "B" LAND USE PLAN BLUEVALE

Amended by:
OPA # 6



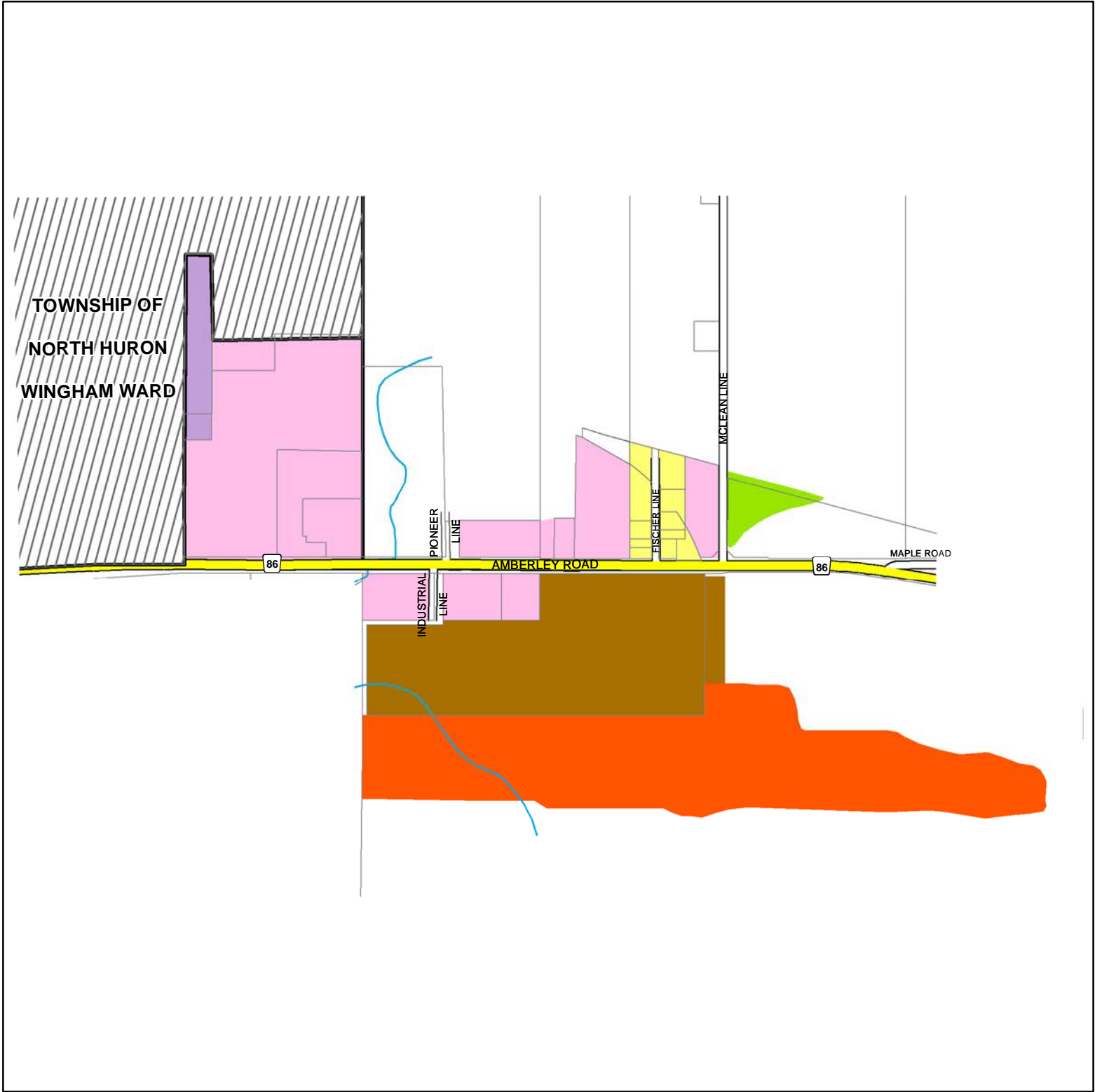
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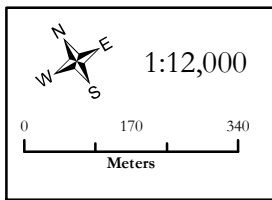
- COUNTY ROAD
- MUNICIPAL ROAD
- PARCEL FABRIC
- WATERBODY
- FLOODPLAIN
- HAMLET
- OPEN SPACE & PARKLAND

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 SCHEDULE "B"
 LAND USE PLAN
 EAST OF WINGHAM AND JUNCTIONVILLE

Amended by:
 OPA # 6
 OPA # 7



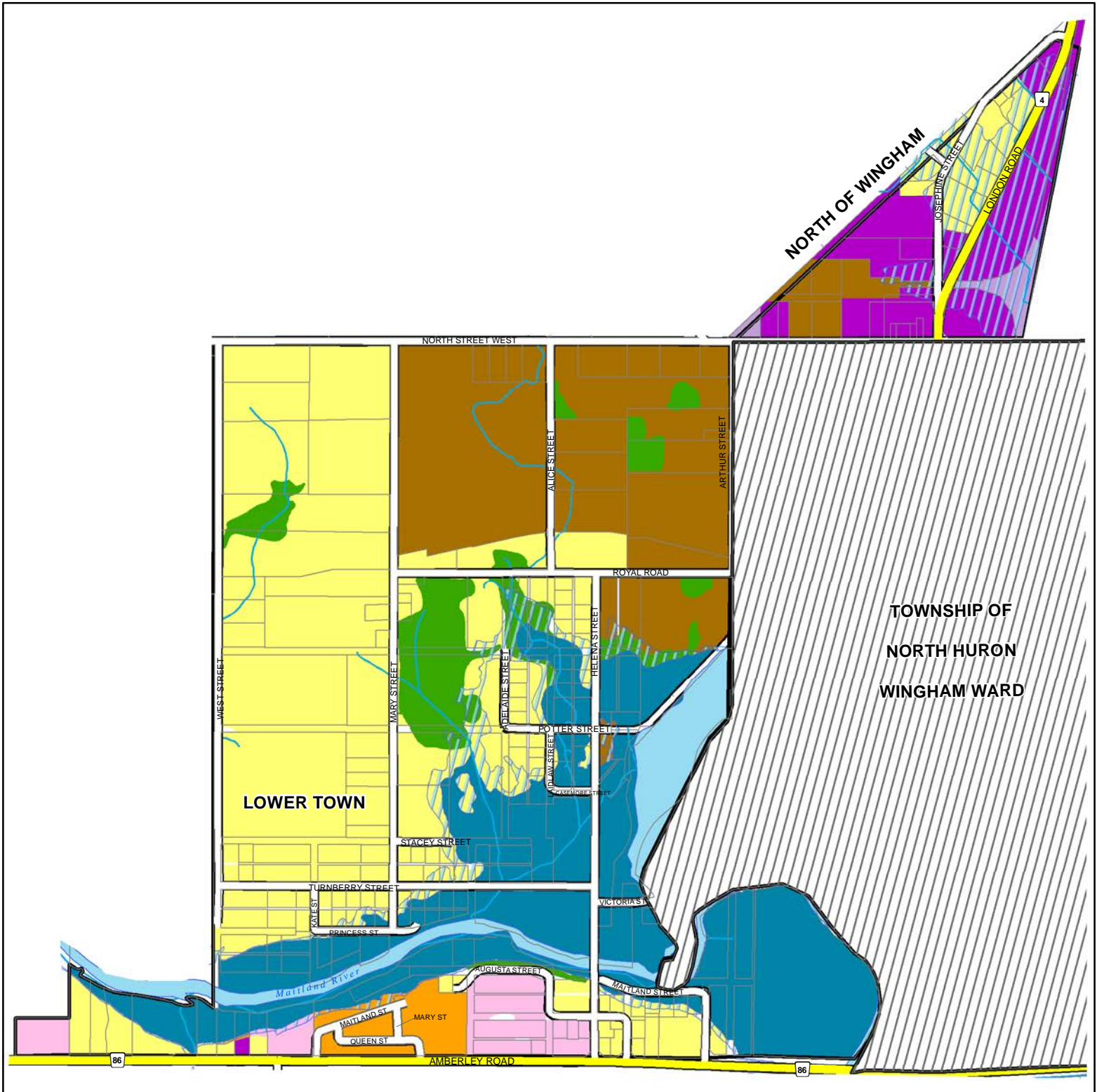
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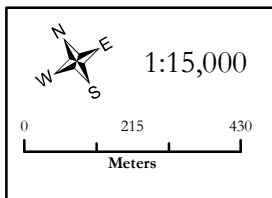
COUNTY ROAD	AGRICULTURE
MUNICIPAL ROAD	AIRPORT
UNOPENED ROAD	COMMUNITY FACILITY
SURROUNDING URBAN	HIGHWAY COMMERCIAL
PARCEL FABRIC	INDUSTRIAL
	NATURAL ENVIRONMENT
	RESIDENTIAL

MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN SCHEDULE "B" LAND USE PLAN LOWER TOWN AND NORTH OF WINGHAM

Amended by:
OPA # 3
OPA # 6
OPA # 8
OPA # 9



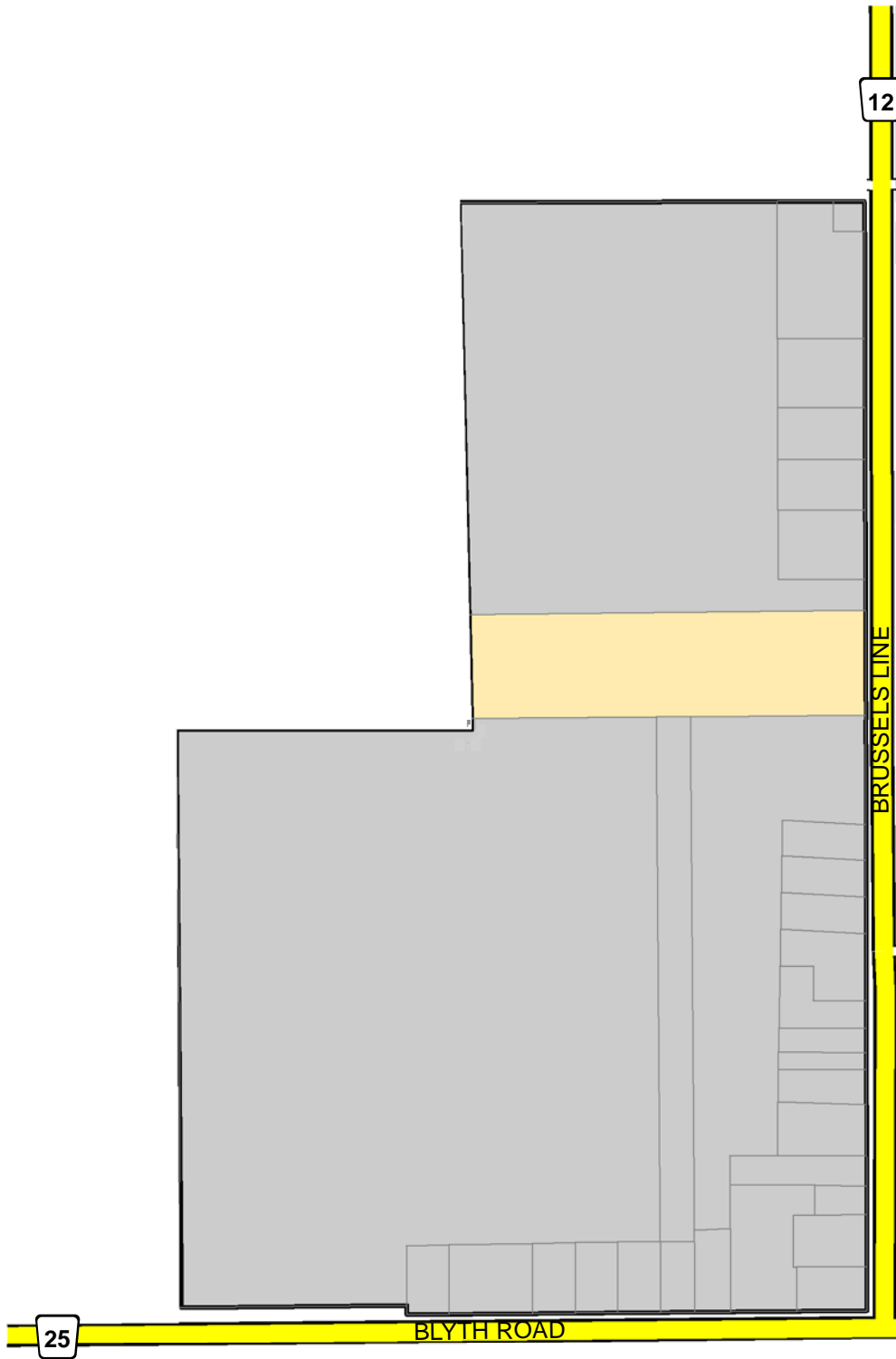

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COUNTY ROAD	FLOODWAY
MUNICIPAL ROAD	COMMERCIAL
UNOPENED ROAD	COMMUNITY FACILITY
SURROUNDING URBAN	HIGHWAY COMMERCIAL
PARCEL FABRIC	INDUSTRIAL
WATERBODY	RESIDENTIAL PARK
FLOODFRINGE	NATURAL ENVIRONMENT (FULL PROTECTION)
	NATURAL ENVIRONMENT
	RESIDENTIAL

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 SCHEDULE "B"
 LAND USE PLAN
 WALTON

Amended by:
 OPA # 6




25

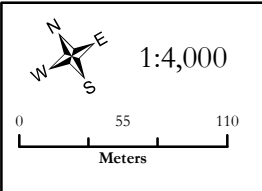
12

BLYTH ROAD

BRUSSELS LINE



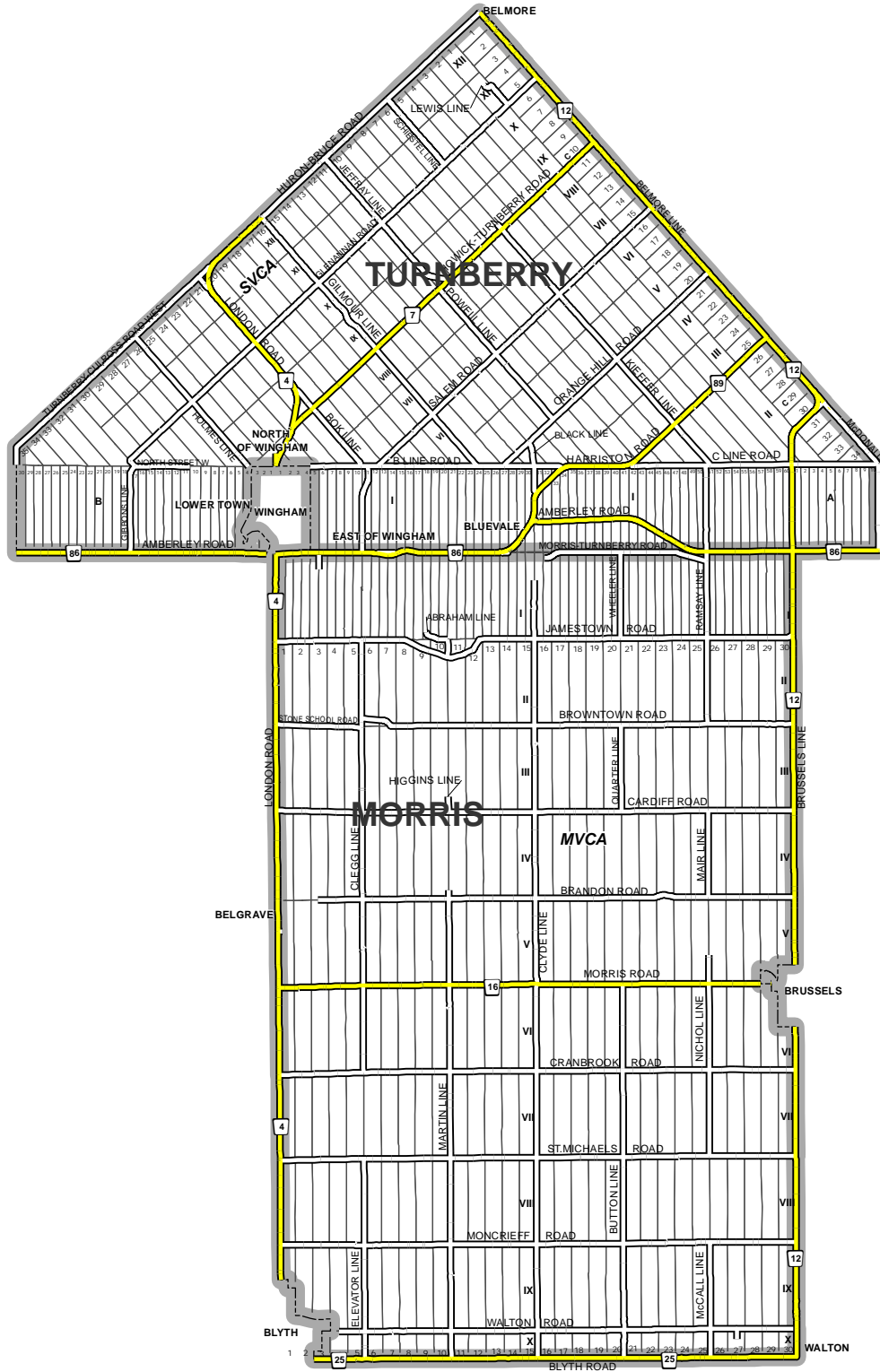
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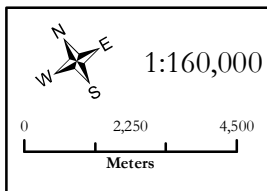
- COUNTY ROAD
- HAMLET
- MUNICIPAL ROAD
- FORMER RAILWAY LANDS
- PARCEL FABRIC

MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN SCHEDULE "C" ROADS

Amended by:
OPA # 6



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- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- WARD BOUNDARY



APPENDIX TO OFFICIAL PLAN

February 2018

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

*Morris-Turnberry Official Plan
Appendix, May 8, 2006*

APPENDIX 1

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 of 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.

*Morris-Turnberry Official Plan
Appendix, May 8, 2006*

APPENDIX 2

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

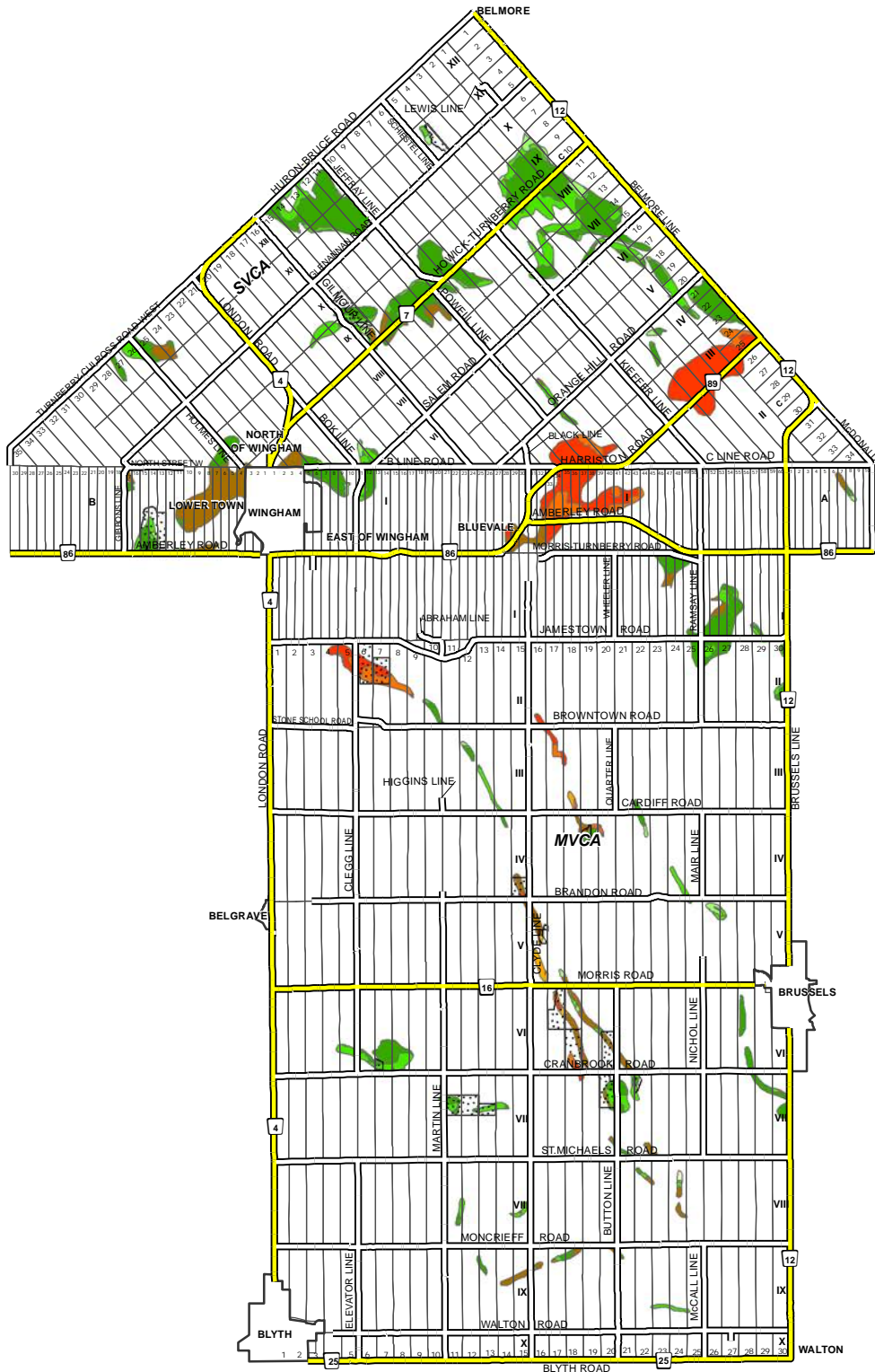
f) Noise Study:

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.

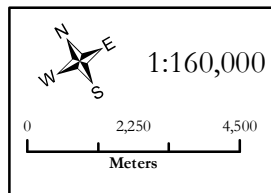
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN

Amended by:
OPA # 6

APPENDIX "3" STERILIZED AND CONSTRAINED AGGREGATE RESOURCES AGGREGATE RESOURCE INVENTORY PLAN



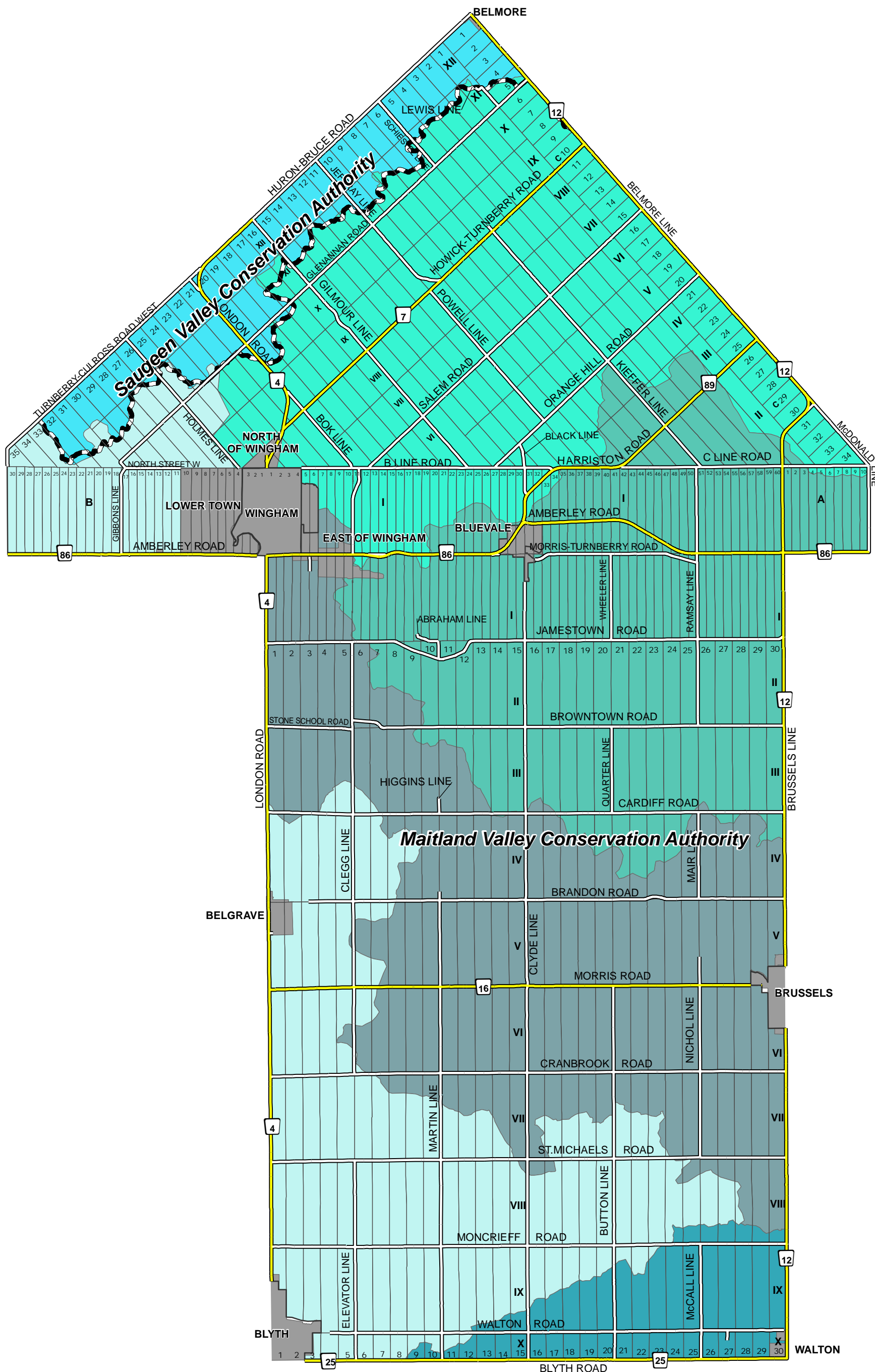
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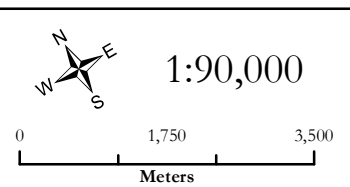
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- MUNICIPAL ROAD
- ACTIVE PITS
- PRIMARY - NO CONSTRAINTS
- PRIMARY - 1 CONSTRAINT
- PRIMARY - 2 CONSTRAINTS
- SECONDARY - NO CONSTRAINTS
- SECONDARY - 1 CONSTRAINT
- SECONDARY - 2 CONSTRAINTS
- SECONDARY - 3 CONSTRAINTS
- STERILE

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "4A"
 SUBWATERSHEDS IN MORRIS-TURNBERRY

Amended by:
 OPA # 6



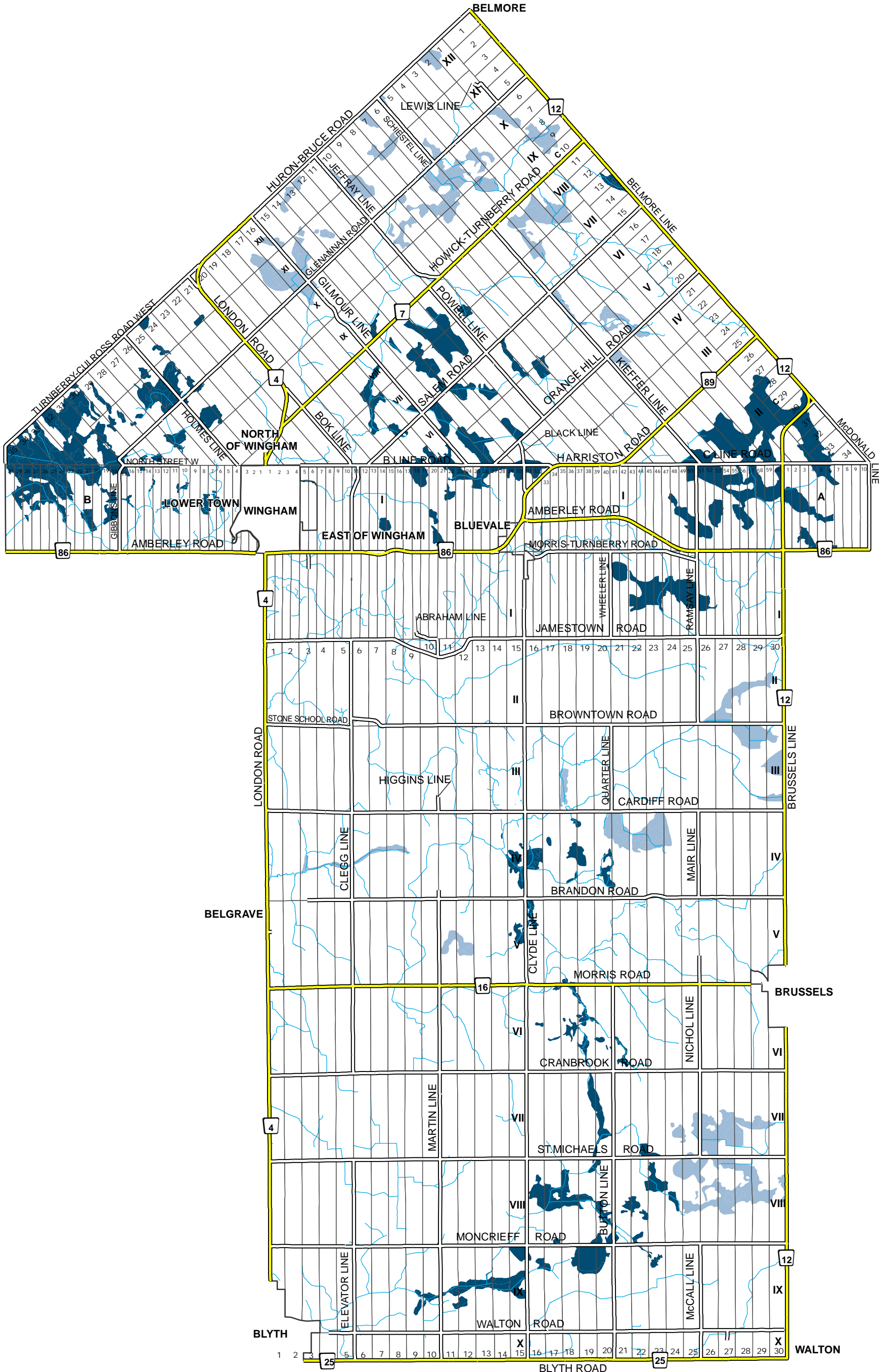
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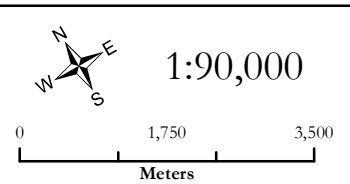
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- LITTLE MAITLAND
- LOWER MAITLAND
- MIDDLE MAITLAND
- NORTH MAITLAND
- SAUGEEN
- SOUTH MAITLAND
- CONSERVATION AUTHORITY BOUNDARY

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "4B"
 MORRIS-TURNBERRY SIGNIFICANT WETLANDS

Amended by:
 OPA # 6



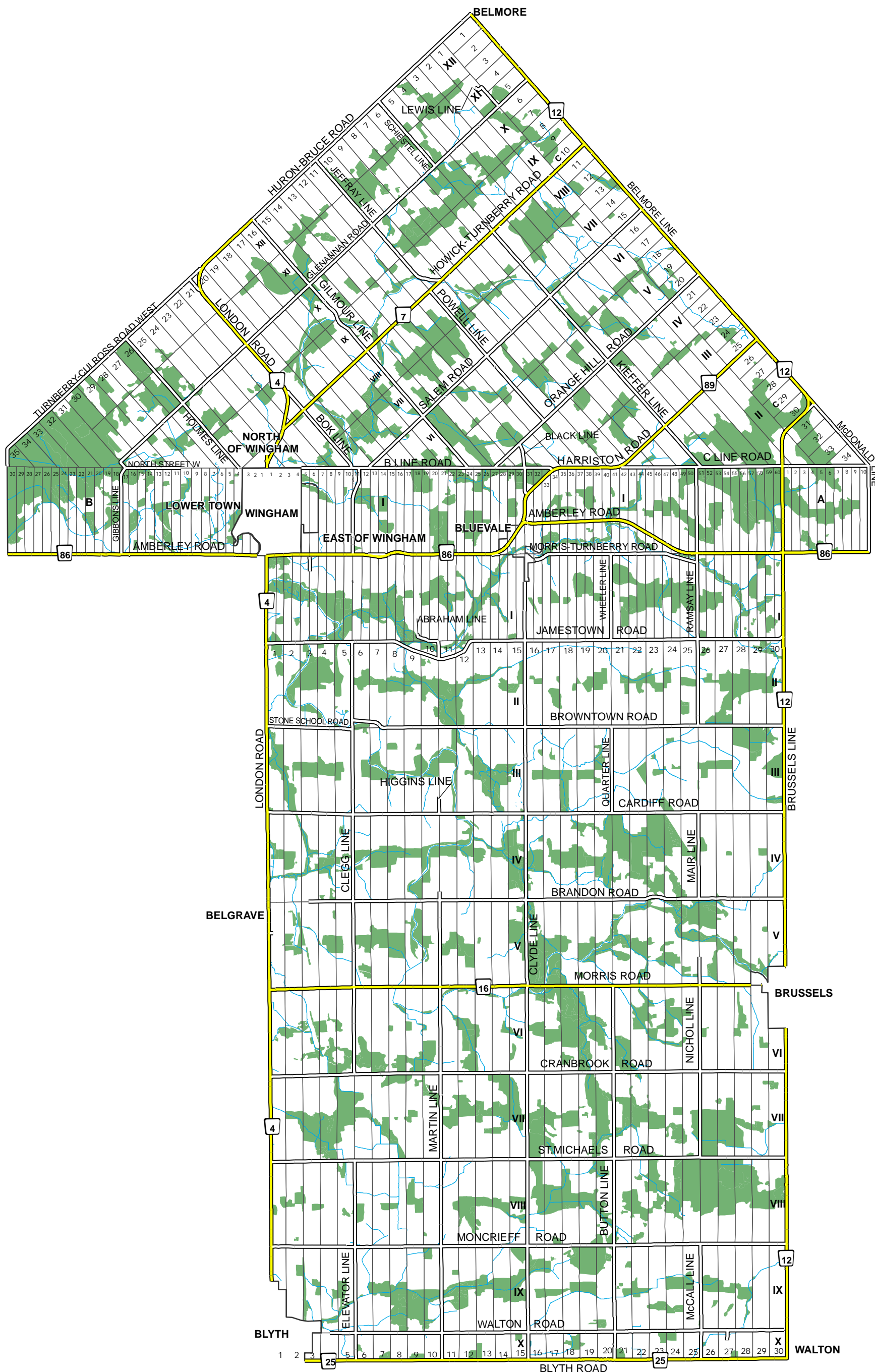
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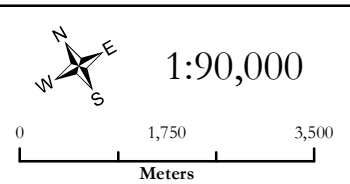
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- Locally Significant Wetland
- Provincially Significant Wetland

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "4C"
 MORRIS-TURNBERRY SIGNIFICANT WOODLANDS

Amended by:
 OPA # 6



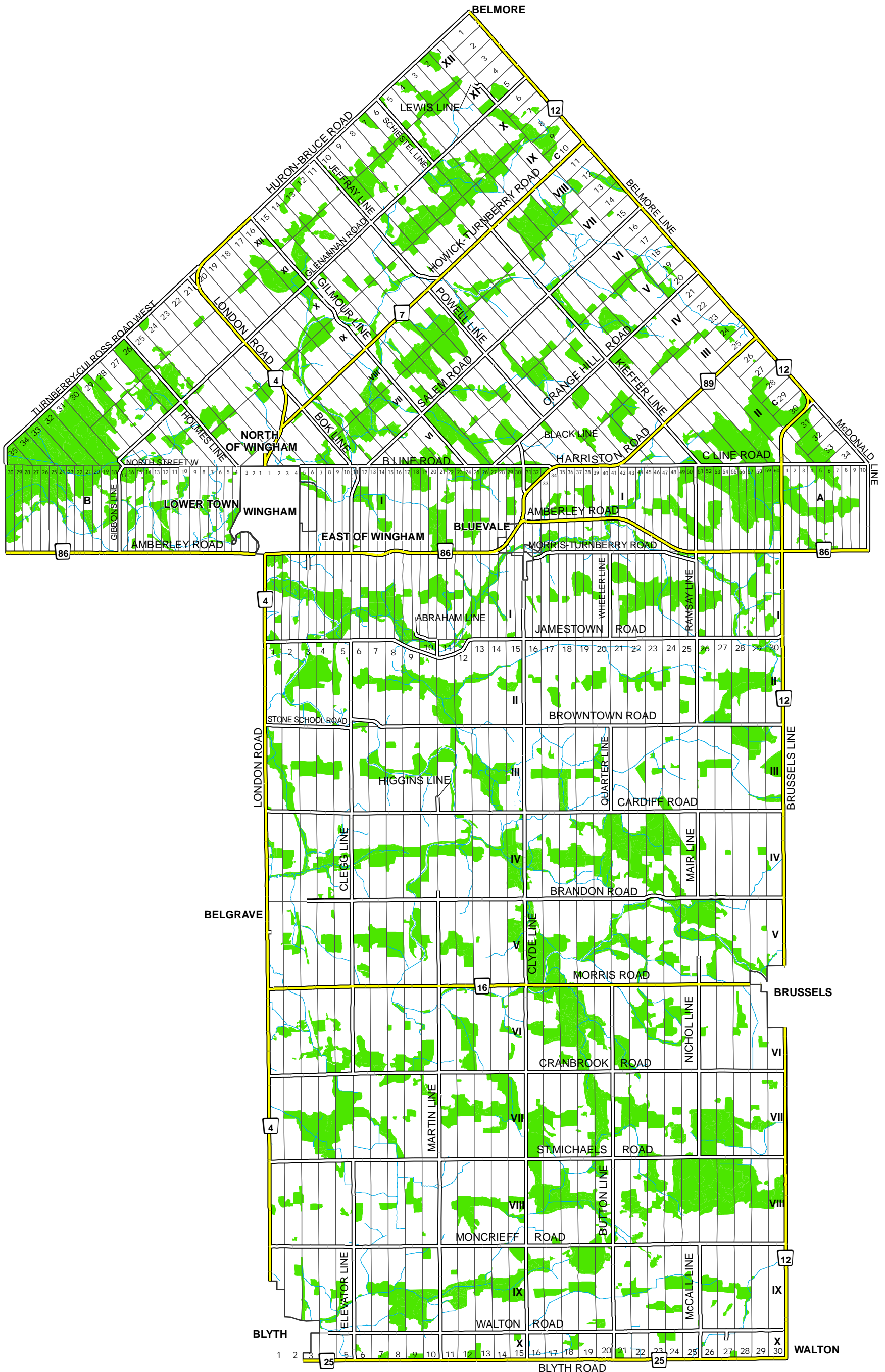
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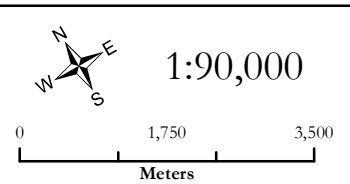
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- SIGNIFICANT WOODLANDS

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "4D"
 MORRIS-TURNBERRY SIGNIFICANT WILDLIFE HABITAT

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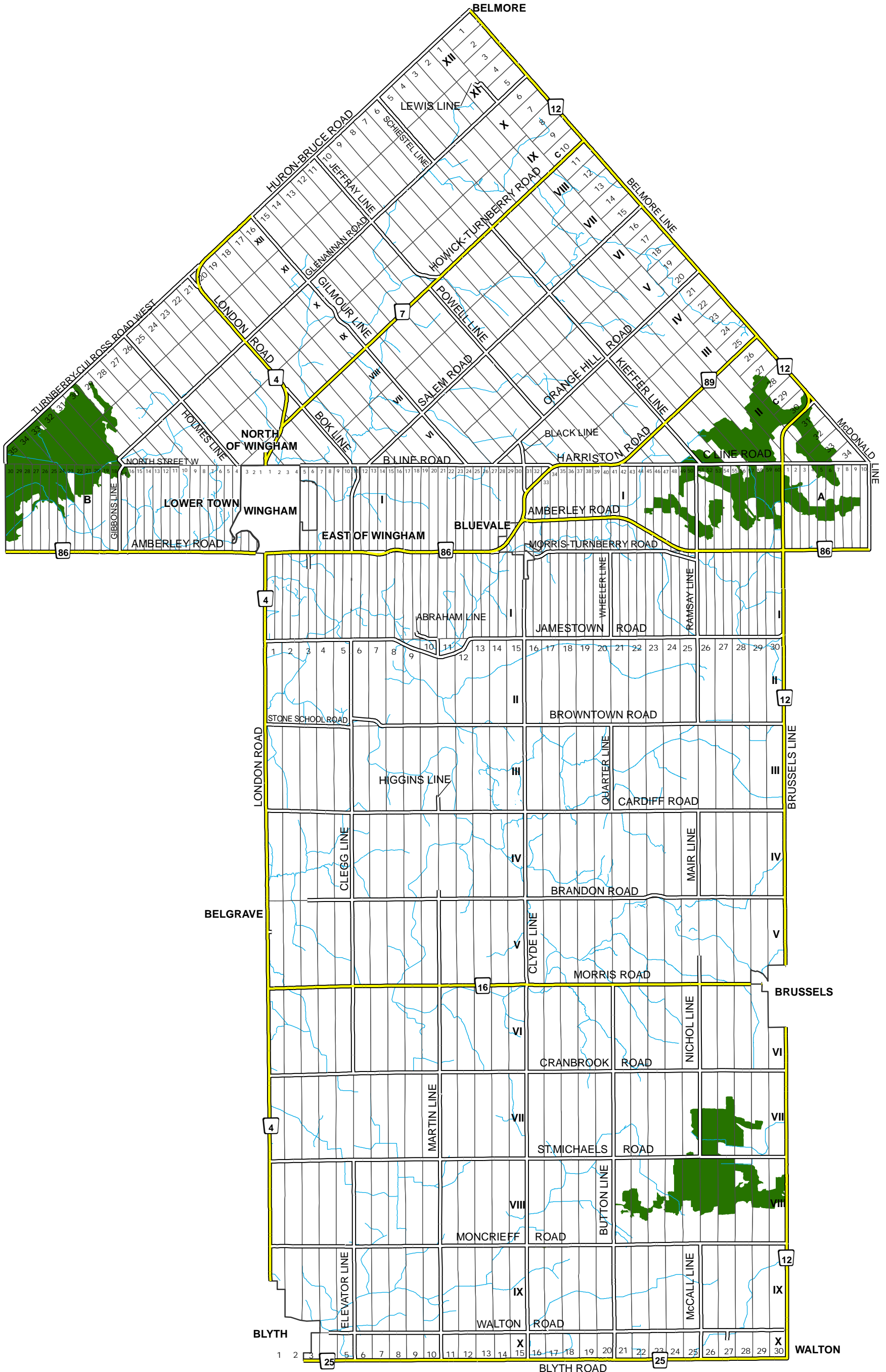


- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- SIGNIFICANT WILDLIFE HABITAT

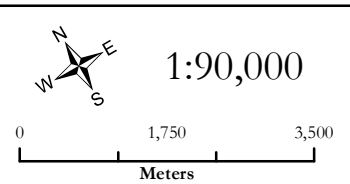
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN APPENDIX "4E"

Amended by:
OPA # 6

MORRIS-TURNBERRY - REGIONAL AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)



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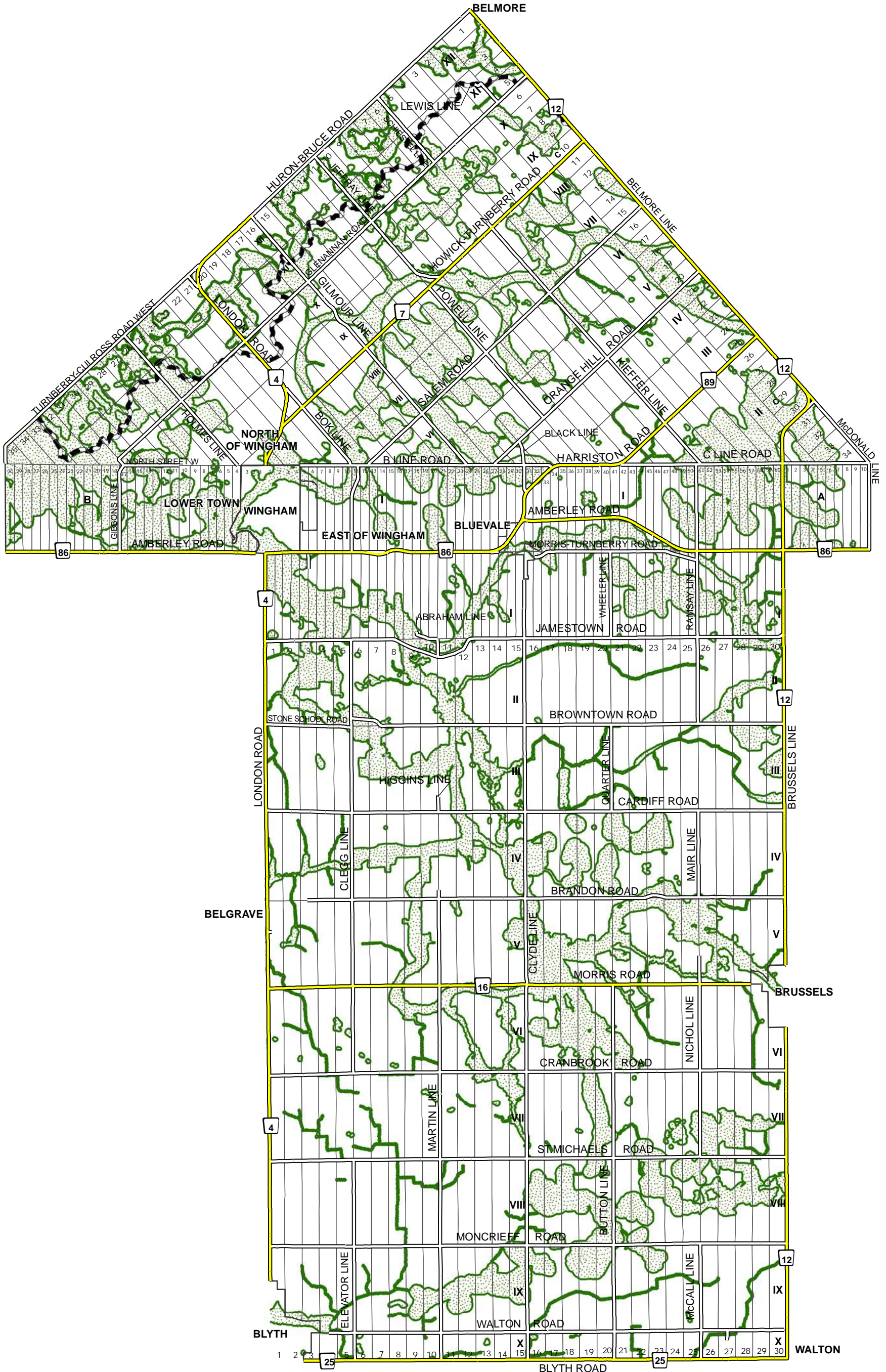


- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- ANSI, Earth Science
- ANSI, Life Science

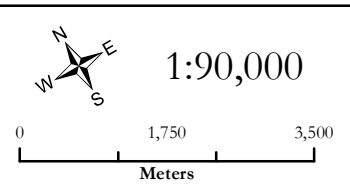
MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "5A"

Amended by:
 OPA # 6

NATURAL HAZARD & CONSERVATION AUTHORITY REGULATED LAND IN MORRIS-TURNBERRY



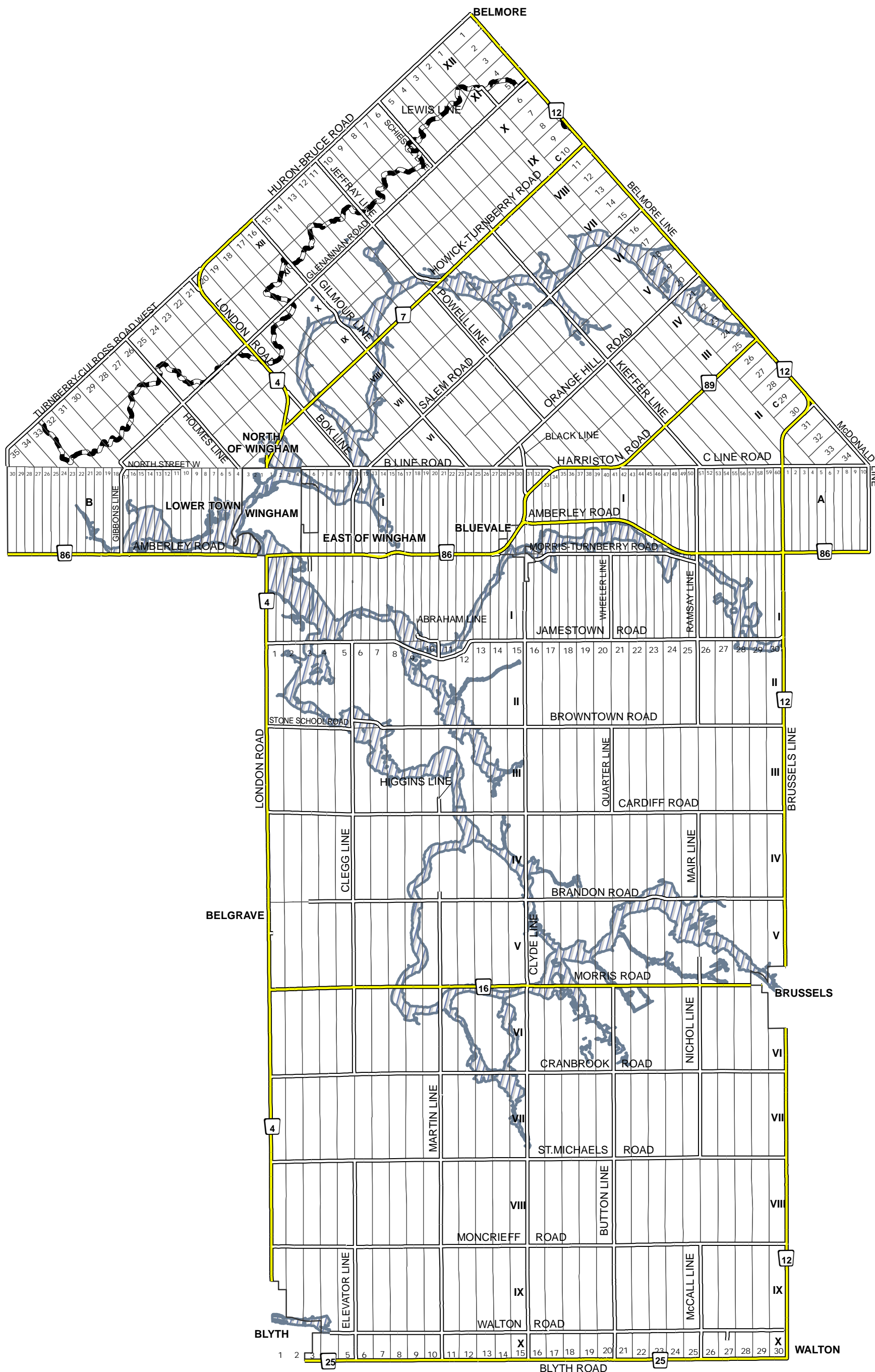
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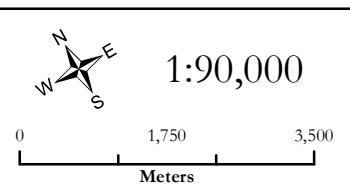
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- CONSERVATION AUTHORITY BOUNDARY
- CONSERVATION AUTHORITY REGULATED LANDS

MUNICIPALITY OF MORRIS-TURNBERRY
 OFFICIAL PLAN
 APPENDIX "5B"
 FLOODPLAIN IN MORRIS-TURNBERRY

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- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- FLOODPLAIN
- CONSERVATION AUTHORITY BOUNDARY

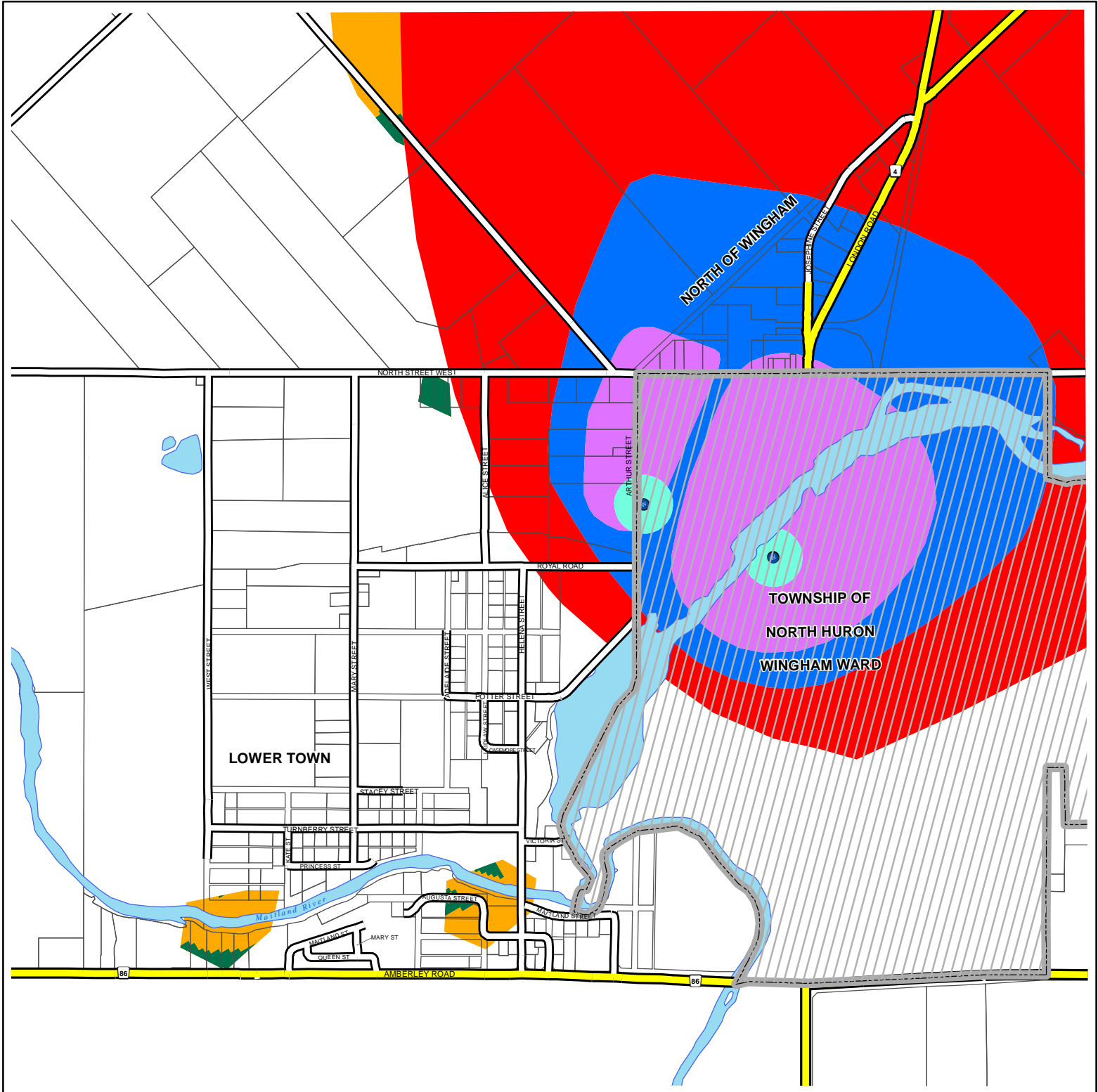
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN

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OPA # 6

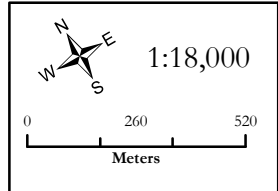
APPENDIX "6A"

SOURCE WATER PROTECTION WELLHEAD PROTECTION AREAS

LOWER TOWN AND NORTH OF WINGHAM, MORRIS-TURNBERRY AND WINGHAM, NORTH HURON



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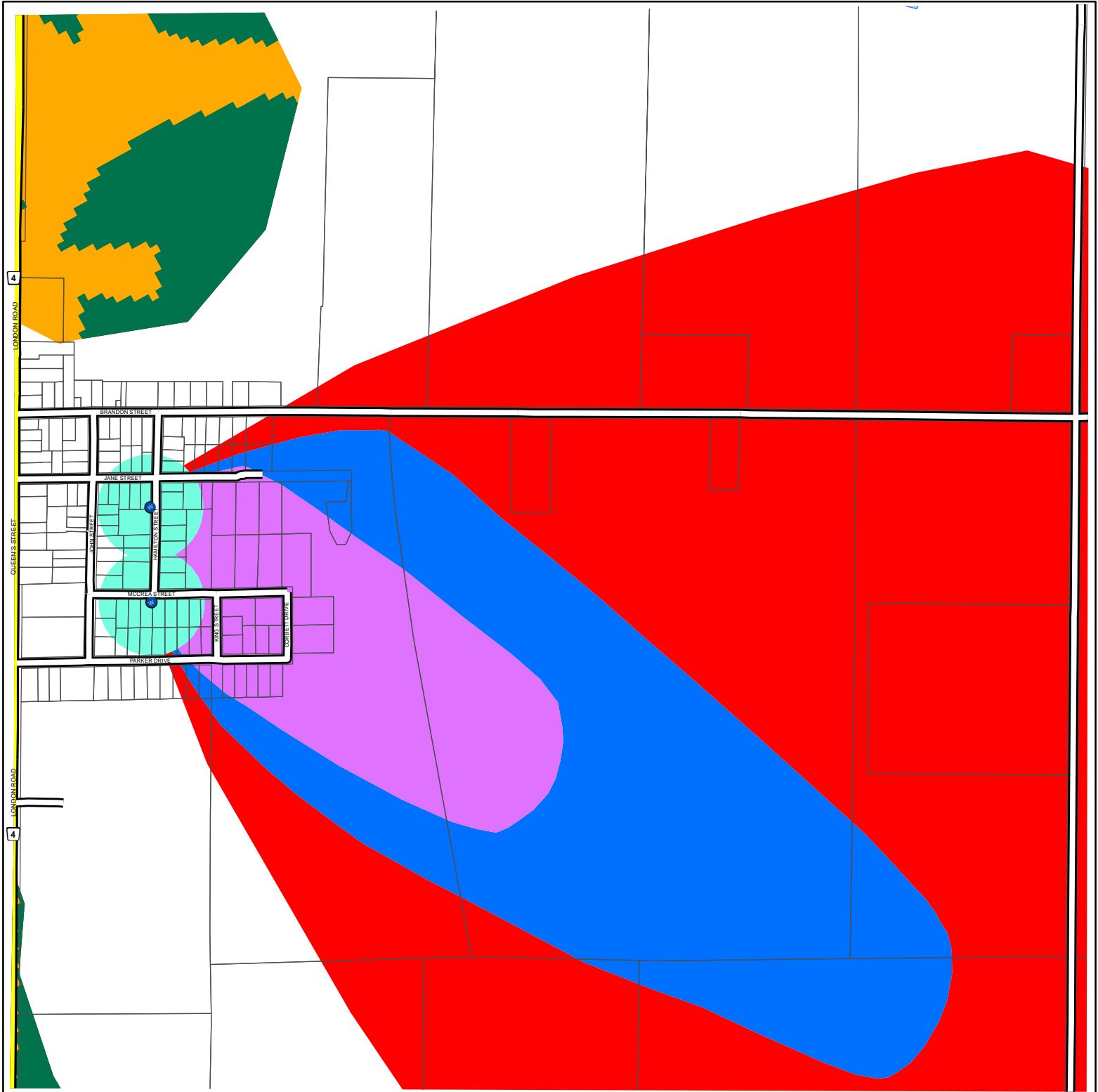



- | | |
|----------------|---------------------------------------|
| COUNTY ROAD | VULNERABLE AREAS |
| MUNICIPAL ROAD | WELLHEAD PROTECTION AREAS |
| PARCEL FABRIC | Zone A - 100m zone |
| WATERBODY | Zone B - 2 year time of travel |
| WELL LOCATIONS | Zone C - 5 year time of travel |
| | Zone D - 25 year time of travel |
| | SIGNIFICANT GROUNDWATER RECHARGE AREA |
| | SGRA |
| | HIGHLY VULNERABLE AQUIFER |
| | HVA |

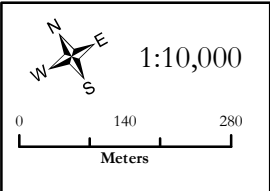
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Amended by:
OPA # 6

APPENDIX "6B" SOURCE WATER PROTECTION WELLHEAD PROTECTION AREAS BELGRAVE




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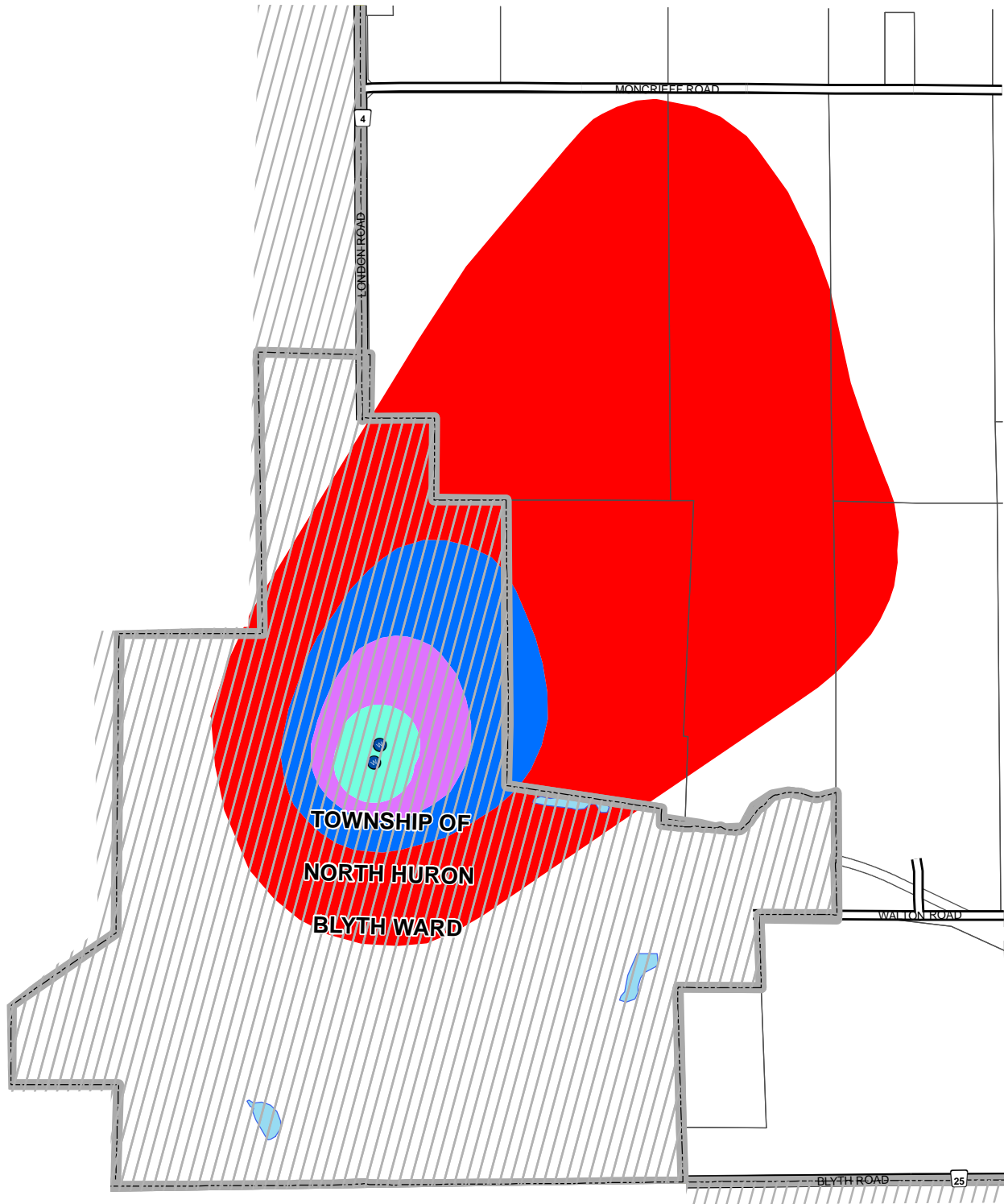


COUNTY ROAD	VULNERABLE AREAS
MUNICIPAL ROAD	WELLHEAD PROTECTION AREAS
PARCEL FABRIC	Zone A - 100m zone
WATERBODY	Zone B - 2 year time of travel
WELL LOCATIONS	Zone C - 5 year time of travel
	Zone D - 25 year time of travel
	SIGNIFICANT GROUNDWATER RECHARGE AREA
	SGRA
	HIGHLY VULNERABLE AQUIFER
	HVA

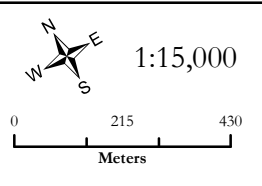
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN

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OPA # 6

APPENDIX "6C" SOURCE WATER PROTECTION WELLHEAD PROTECTION AREAS ADJACENT TO BLYTH



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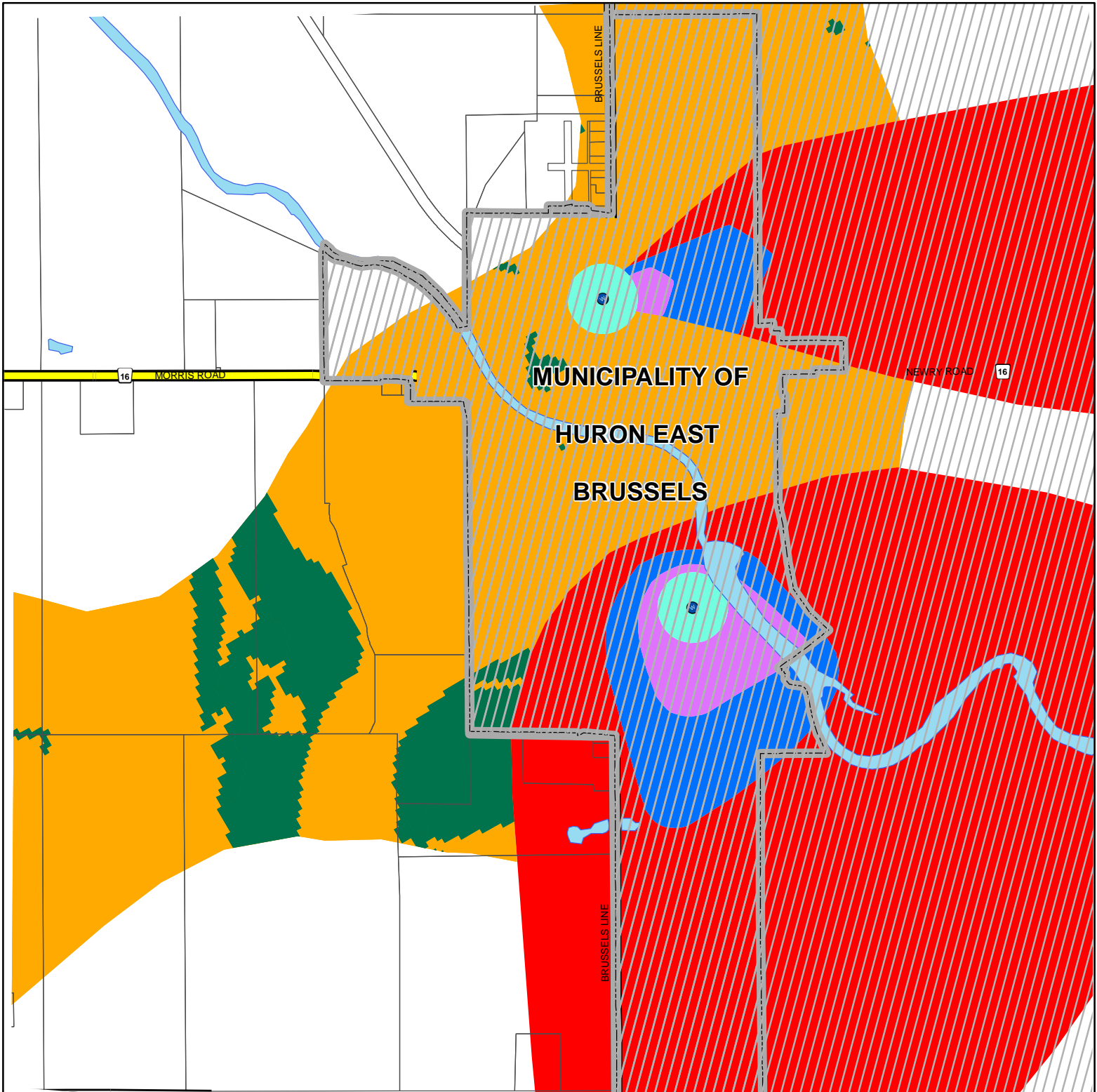


COUNTY ROAD	VULNERABLE AREAS
MUNICIPAL ROAD	WELLHEAD PROTECTION AREAS
PARCEL FABRIC	Zone A - 100m zone
WATERBODY	Zone B - 2 year time of travel
MUNICIPAL BOUNDARY	Zone C - 5 year time of travel
WELL LOCATIONS	Zone D - 25 year time of travel

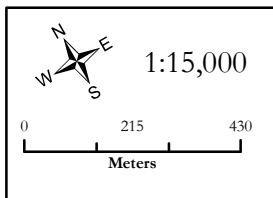
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN

Amended by:
OPA # 6

APPENDIX "6D" SOURCE WATER PROTECTION WELLHEAD PROTECTION AREAS ADJACENT TO BRUSSELS



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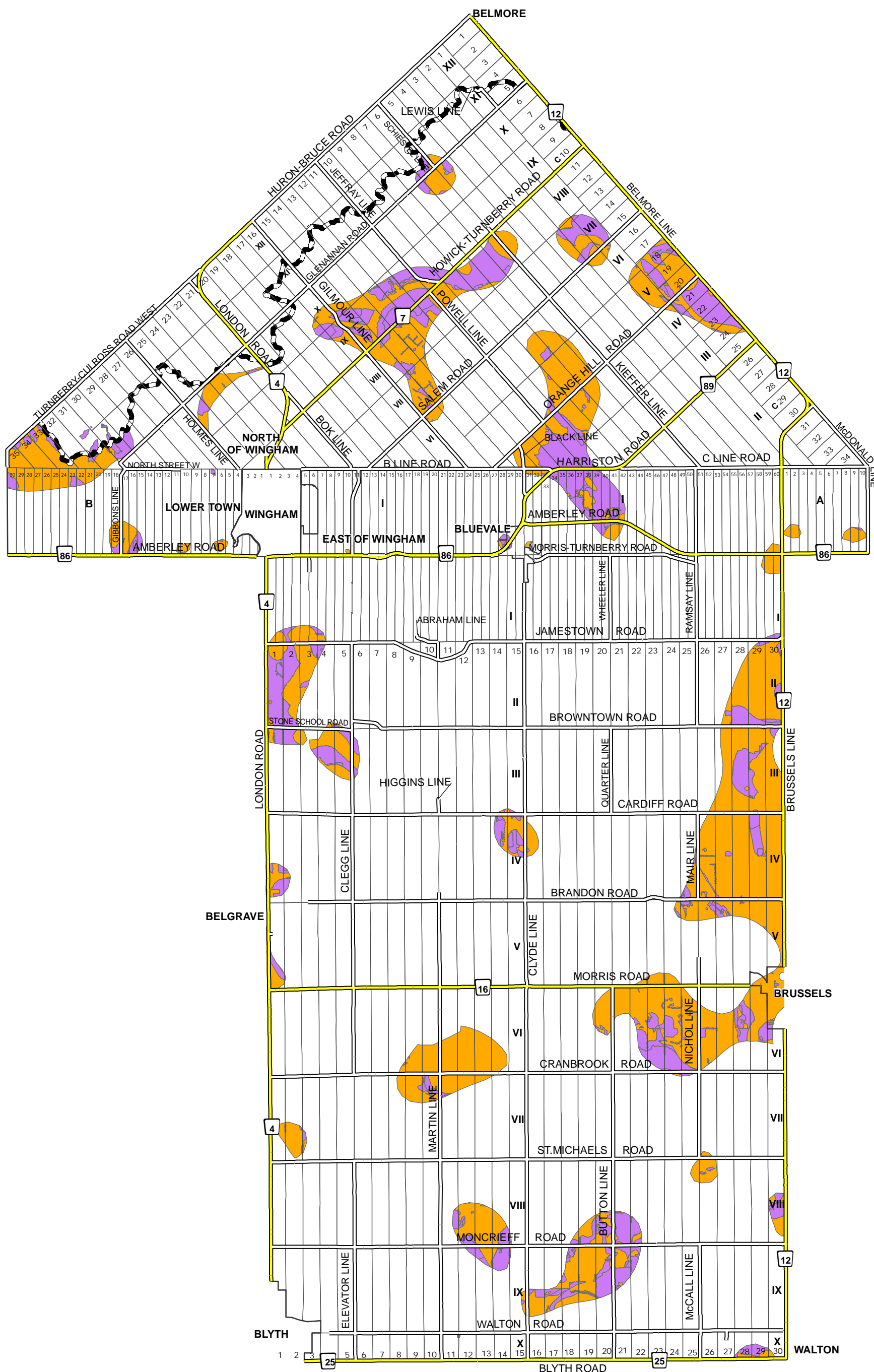


COUNTY ROAD	VULNERABLE AREAS
MUNICIPAL ROAD	WELLHEAD PROTECTION AREAS
PARCEL FABRIC	Zone A - 100m zone
WATERBODY	Zone B - 2 year time of travel
MUNICIPAL BOUNDARY	Zone C - 5 year time of travel
WELL LOCATIONS	Zone D - 25 year time of travel
	SIGNIFICANT GROUNDWATER RECHARGE AREA
	SGRA
	HIGHLY VULNERABLE AQUIFER
	HVA

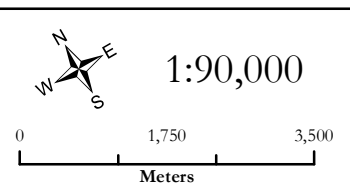
MUNICIPALITY OF MORRIS-TURNBERRY OFFICIAL PLAN APPENDIX "6E"

Amended by:
OPA # 6

HIGHLY VULNERABLE AQUIFERS AND SIGNIFICANT GROUNDWATER RECHARGE AREAS



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- PROVINCIAL HIGHWAY
- COUNTY ROAD
- MUNICIPAL ROAD
- LOT BOUNDARY
- HIGHLY VULNERABLE AQUIFERS
- SIGNIFICANT GROUNDWATER RECHARGE AREAS