



THE PLANNING ACT
NOTICE OF DECISION
OF AN OFFICIAL PLAN AMENDMENT
BY THE CORPORATION OF THE
COUNTY OF HURON

TAKE NOTICE that the County of Huron made a decision to modify and approve Official Plan Amendment 2 to the Municipality of Morris-Turnberry Official Plan on June 10, 2009 under Section 17 of the Planning Act. The approval authority for undisputed local official plan amendments has been delegated to the Director of Planning and Development by County Council under By-law 22-2008.

WHEN AND HOW TO FILE AN APPEAL

Any appeal to the Ontario Municipal Board must be filed with the Clerk of the County of Huron not later than 4:30 p.m. on **July 14, 2009**.

The appeal should be sent to the attention of the County Clerk, at the address shown below and it must:

- 1) set out the specific part of the proposed official plan amendment to which the appeal applies,
- 2) set out the reasons for the appeal, and
- 3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

WHO CAN FILE AN APPEAL

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

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

WHEN THE DECISION IS FINAL

The decision of the County of Huron is final if a notice of appeal is not received on or before the last date for appeal noted above.

ADDITION INFORMATION

Additional information about the application and the decision is available for public inspection between 8:30 a.m. and 4:30 p.m. at the County of Huron Planning and Development Department, 57 Napier St., Goderich ON N7A 1W2 or from the local Municipal Clerk's office.

DATED AT THE TOWN OF GODERICH THIS 24th DAY OF JUNE, 2009.

Barbara Wilson, Clerk
1 Court House Square
Goderich ON N7A 1M2
519-524-8394

Purpose and Effect:

The amendment applies to all of the Municipality of Morris-Turnberry. The amendment proposes to add Consent policies to the Natural Environment Section of the Morris-Turnberry Official Plan that would permit the severance of 38 hectare (94 acre) parcels of land designated Natural Environment, provided there is a suitable building location on both the severed and retained parcels. Both parcels must be eligible for rezoning to permit a residence and accessory buildings under the Natural Environment lot policies of the Plan. The amendment also changes the Minimum Distance Separation requirement for building a residence on a Natural Environment parcel from a Type B land use to a Type A land use, which is consistent with the Provincial Minimum Distance Separation Formulae. The policies will permit development in an Area of Natural and Scientific Interest (ANSI), subject to an Environmental Impact Study to the satisfaction of the Maitland Valley Conservation Authority. The modification clarifies the requirements for an Environment Impact Study by stating that the study will require demonstration that there will be no negative impacts on the natural features or their ecological functions.

The Natural Environment designation on Schedule B is also proposed to be changed to include Areas of Natural and Scientific Interest (ANSI's) as Natural Environment – Limited Development, rather than Natural Environment – Full Protection.

