SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW 6 - 2011

WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris Township Zoning By-law 22-1989, as amended, of the Corporation of the Municipality of Morris-Turnberry and;

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

1. This by-law shall apply to Part of Lots 5-7 Con 1, RP 22R5679 Part 1, and Part of Lots 5-8, Con. 1, Morris Ward, Municipality of Morris-Turnberry as shown on the attached key map.

2. By-law 22-1989 is hereby amended by changing on the attached Schedule A:
   • from ‘Natural Environment (NE1)’ to ‘Natural Environment (NE4)’, the zone symbol on the lands designated ‘zone change to NE4’;
   • and from ‘AG5 (Rural Golf Course)’ to ‘AG5-1 (Rural Golf Course-Special)’ the zone symbol on the lands designated ‘zone change to AG5-1’.

3. The following sections are hereby added to By-law 22-1989:

   8.8.1 AG5-1
   Notwithstanding the provisions of Section 8.3 (Zone Regulations), to the contrary, the existing lot frontage is deemed to comply. The lands zoned NE1 (Natural Environment) shall be included in this calculation. Notwithstanding any provisions of this by-law the existing buildings are deemed to comply. All other applicable provisions of By-law 22-1989 shall apply.

4. Key Map 1, By-law 22-1989 is hereby replaced by the amended Key Map 1 attached hereto which is declared to be part of this by-law.

5. This by-law shall come into effect upon final passing, pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 18th DAY OF January, 2011.
READ A SECOND TIME ON THE 18th DAY OF January, 2011.
READ A THIRD TIME AND PASSED THIS 18th DAY OF January, 2011.

Paul Gowing, Mayor

Nancy Michie, Clerk
SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW 6-2011

By-law 6-2011 has the following purpose and effect:

1. The purpose of the application is to:
   
a. change the zoning on Part of Lots 5 - 7 Con 1, RP 22R5679 Part 1, Con. 1, Morris Ward, Municipality of Morris-Turnberry, from Natural Environment (NE1) to Natural Environment (NE4). The rezoning is required in order to permit a residence on the lands to be zoned NE4. This zone applies to the building envelope portion of the property.

   b. change the zoning on Part of Lots 5 - 8, Con. 1, Morris Ward, Municipality of Morris-Turnberry, from AG5 (Rural Golf Course) to AG5-1 (Rural Golf Course-Special) in order to recognize a deficient lot frontage. This zone applies to a portion of the property.

Summary

<table>
<thead>
<tr>
<th>Lot</th>
<th>Total Lot Size</th>
<th>Zone Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part of Lots 5 - 7 Con 1, RP 22R5679 Part 1, Con. 1</td>
<td>3.95 ha / 9.76 acres</td>
<td>NE1 to NE4</td>
</tr>
<tr>
<td>Part of Lots 5 - 8, Con. 1</td>
<td>37.43 ha / 92.49 acres</td>
<td>AG5 to AG5-1</td>
</tr>
</tbody>
</table>

The 2 lots were created via a legal transfer (as the Maitland River at this location has been determined to be a navigable river); the 9.76 acre lands were transferred from the Wingham Golf and Curling Inc. property as a separately deeded lot, leaving the remaining Golf Course property of 92.49 acres.

The NE4 zone permits: one single family residential use, a home industry, a home occupation, conservation use, private park, uses accessory to the permitted uses; and building or structures for the permitted uses and accessory to the permitted uses. Permitted structure shall only be established in accordance with the Maitland Valley Conservation Authority. For a residence to be permitted, it must comply with the Minimum Distance Separation (MDS) Formulae.

The Morris-Turnberry Official Plan permits a residence and/or accessory buildings to be considered in the Natural Environment designation provided they be rezoned to a special natural environment zone subject to criteria. An Environmental Impact Study has been completed for the lands to be zoned NE4; the study identified this NE4 zone building envelope.

The minimum lot frontage permitted in the AG5 zone is 75 metres (246 feet). The Golf Course lot frontage is 68 metres (223 feet), a deficiency of 7 metres (22.9 feet). The special AG5-1 zone recognizes this reduced lot frontage and includes lands zoned NE1 in this measurement. The existing buildings are also deemed to comply.

All other applicable provisions shall apply. This by-law amends the Township of Morris Zoning By-law 22-1989.

2. The map showing the location of the lands to which this by-law applies is shown on the following page and is entitled 'Location Map'.

SCHEDULE 'A'
LOCATION MAP
MUNICIPALITY OF MORRIS - TURNBERRY
(WARD M)

Area to which this amendment applies

[Map of the area with labels and references to roads and towns]

Township of Turnberry

[Legend and scale for distances]
Zone change from NE1 (Natural Environment) to NE4 (Natural Environment)

Zone change from AG5 (Rural Golf Course) to AG5-1 (Rural Golf Course - Special)