SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 11-2012

WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Turnberry Township Zoning By-law 14-1987, 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 Lot 10 & Part Lot 9, Concession 8, Turnberry Ward, Municipality of Morris-Turnberry as shown on the attached key map.

2. By-law 14-1987 is hereby amended by changing from General Agriculture (AG1) to General Agriculture-Special (AG1-15); and to Agricultural Small Holding-Special (AG4-18) the zone symbol on the lands designated ‘zone change to AG1-15’, and ‘zone change to AG4-18’ on the attached Schedule A.

3. AG4-18 (Agricultural Small Holding – Special)
*Notwithstanding the provisions of Section 7.6 to the contrary, the residence is deemed to comply with the Minimum Distance Separation requirements. All other provisions of By-law 22-1989 shall continue to apply.*

4. Key Map 27, By-law 14-1987 is hereby replaced by the amended Key Map 27 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.


Paul Gowing, Mayor

Nancy Michie, Clerk
SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF
MORRIS-TURNBERRY
BY-LAW No. 11- 2012

By-law No. 11-2012 has the following purpose and effect:

1. The purpose of the zoning by-law amendment is to change the zoning on Lot 10 & Part Lot 9, Concession 8, Turnberry Ward, Municipality of Morris-Turnberry from 'General Agriculture (AG1)' to 'General Agriculture-Special Provisions (AG1-15)'; and to 'Agricultural Small Holding-Special Provisions (AG4-18)'.

The rezoning is required as a condition of surplus residential consent application File B49/11.

On the severed land being zoned AG4-18 there is an existing residence, shed, barn and wind test tower with a lot size of approximately 1.9 hectares (4.79 acres). The special zone permits a reduced Minimum Distance Separation (MDS) between the existing house and the barn to the north. The Provincial MDS Implementation Guidelines do permit minor variances to be considered for MDS requirements. The setbacks for this consent application are such that the barn is 14.3 metres too close (requiring a 6% reduction). See Figure 1.

Figure 1: MDS Table

<table>
<thead>
<tr>
<th></th>
<th>Required MDS Distance</th>
<th>Actual Distance</th>
<th>Deficient by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broiler/Chicken</td>
<td>239 m (784 ft)</td>
<td>224 m (737 ft)</td>
<td>14.3 m (47 ft) or 6%</td>
</tr>
<tr>
<td>Barn to the north</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The retained farm is approximately 38.4 hectares (95 acres) in size and contains farmland and woodland. The farmland is being rezoned to AG1-15 in order to prohibit a new residence on the retained farmlands as required by the Provincial Policy Statement.

The subject lands are located at 90346 Powell Line & corner of Howick-Turnberry Road / County Road #7.

This by-law amends the Township of Turnberry Zoning By-law 14-1987. All other zone provisions apply.

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"
Key Map 27
TOWNSHIP OF TURNBERRY

Scale:

0 400 800 1200 1600 feet
0 100 200 300 400 metres

AG3-4

See COUNTY Key ROAD Map No. 7 34

AG4

AG1

CON.8

NE1

NE3

NE2

AG1

CON.7

AG4

AG1

1 Amended by By-Law 13-1993

Zone change from AG1 (General Agriculture) to AG4-18 (Agricultural Small Holding-Special Zone)

Zone change from AG1 (General Agriculture) to AG1-15 (General Agriculture-Special Zone)