SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 65 - 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 11, South Part Lot 12, Plan 166, (Bluevale), Turnberry Ward, Municipality of Morris-Turnberry as shown on the attached key map.

2. By-law 14-1987 is hereby amended by changing from Institutional Zone (II) to Village Residential (Low Density) - Special Zone (VR1-20) the zone symbol on the lands designated 'zone change' to VR1-20 on the attached Schedule A.

3. The following sections are hereby added to By-law 14-1987:

   15.8 VR1-20
   Notwithstanding the provisions of Sections 15.3 and 15.4 to the contrary, the lot area, setbacks and height of the existing buildings on the lands zoned VR1-20 are deemed to comply. All other applicable provisions shall apply.

4. Key Map 6B, By-law 14-1987 is hereby replaced by the amended Key Map 6B 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 September , 2012.
READ A SECOND TIME ON THE 18th DAY OF September , 2012.
READ A THIRD TIME AND PASSED THIS 18th DAY OF September , 2012.

Paul Gowing, Mayor

Nancy Michie, Clerk
By-law No. 65-2012 has the following purpose and effect:

1. This zoning by-law changes the zoning on Lot 11, South Part Lot 12, Plan 166, (Bluevale), Turnberry Ward, Municipality of Morris-Turnberry from Institutional Zone (II) to Village Residential (Low Density) - Special Zone (VR1-20) to permit a residential use.

   The existing structure was formerly used as a church. The special VR1-20 zone recognizes a reduced lot area, reduced front yard set-back, and the height of the building.

   - The minimum lot size in the VR1 Zone, for a lot without public water, is 1,850 square metres; the existing lot is 1,486 square metres (deficient by 364 square metres).

   - The minimum front yard set-back requirement in the VR1 Zone is 7.5 metres; the existing building setback is approx 4.2 metres (a deficiency of 3.3 metres).

   - The existing church building exceeds the maximum building height of 9 metres (29.5 feet).

   The lot is currently serviced by a private well and septic system. The property is located at 42 Clyde Street, Bluevale.

   This by-law amends the Township of Turnberry Zoning By-law 14-1987.

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'.
ZONE CHANGE:

- Zone change from I1 (Institutional) to VR1-20 (Village Residential Low Density-Special)

- Amended by By-law:
  1. 10-1992
  2. 25-1992
  3. 14-1994
  4. 25-1994
  5. 09-1996
  6. 27-1996
  7. 52-2001
  8. 67-2003
  9. 87-2007