SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 39-2012

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 the North Part of Lots 37 & 38, Concession 1, Morris Ward, Municipality of Morris-Turnberry as shown on the attached key map.

2. By-law 22-1989 is hereby amended by changing from ‘General Agriculture (AG1)’ to ‘General Agriculture - Special Provisions (AG1-16)’ and to Agricultural Small Holding (AG4); the zone symbol on the lands designated ‘zone change to AG1-16’, and ‘zone change to AG4’ on the attached Schedule A.

3. The following section is hereby added to Section 7.10, By-law 22-1989:

AG4-38 (Agricultural Small Holding – Special)
Notwithstanding the provisions of Section 7.7 to the contrary, a maximum of 6 nutrient units shall be permitted on the lands zoned AG4-38. The Minimum Distance Separation requirements shall continue to apply. All other provisions of By-law 22-1989 shall continue to apply.

4. Key Map 4, By-law 22-1989 is hereby replaced by the amended Key Map 4 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 5th DAY OF June, 2012.
READ A SECOND TIME ON THE 5th DAY OF June, 2012.
READ A THIRD TIME AND PASSED THIS 5th DAY OF June, 2012.

Paul Gowing, Mayor

Nancy Michle, Clerk
By-law No. 39 - 2012 has the following purpose and effect:

1. This Zoning By-law Amendment changes the zoning on the North Part of Lots 37 & 38, Concession 1, Morris Ward, Municipality of Morris-Turnberry:
   • from 'General Agriculture (AG1)' to 'General Agriculture-Special Provisions (AG1-16)'; and
   • from 'General Agriculture (AG1)' to 'Agricultural Small Holding-Special Provisions (AG4-38)'.

   The rezoning is required as a condition of surplus residential consent application File B 16-2012.

   The land to be zoned AG4-38 has an existing residence, shed, garage, bank barn and is approximately 2.78 hectares (6.87 acres). The special AG4-38 zone allows a maximum of 6 nutrient units, an increase from the maximum 4 nutrient units permitted by the AG4 zone for a lot this size.

   A new residence is prohibited on the farmlands to be zoned AG1-16. This is a requirement of the Provincial Policy Statement. The lot size of the agricultural lot being created by consent is 37.6 hectares (93.1 acres) and is deemed to comply with the minimum lot area provisions of the Morris Zoning By-law (Section 3.34, Lot Size, Agricultural Severance). A portion of this lot is being rezoned to AG1-16. The rest of the lot remains zoned Natural Environment (NE1).

   The subject lands are located at 41731 Morris-Turnberry Road, East of Bluevale.

   This by-law amends the Township of Morris Zoning By-law 22-1989. 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'.
Area to which this amendment applies
Zone change from AG1 (General Agriculture) to AG4-38 (Agricultural Small Holding - Special)
Zone change from AG1 (General Agriculture) to AG1-16 (General Agriculture - Special)