SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 3 - 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 17 & 18, 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 – Special Provisions (AG4-36); and from ‘Agricultural Small Holding (AG4)’ to ‘General Agriculture - Special Provisions (AG1-16)’, the zone symbol on the lands designated ‘zone change to AG1-16’, and ‘zone change to AG4-36’ on the attached Schedule A.

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

AG4-36 (Agricultural Small Holding – Special)
Notwithstanding the provisions of Section 7.3 to the contrary, in the AG4-36 zone, a minimum lot frontage of 8.5 metres is permitted; 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 2, By-law 22-1989 is hereby replaced by the amended Key Map 2 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.


[Signatures]

Paul Gowing, Mayor

Nancy Michie, Clerk
SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF
MORRIS-TURNBERRY
BY-LAW No. 3- 2012

By-law No. 3 - 2012 has the following purpose and effect:

1. The zoning by-law amendment changes the zoning on the North Part of Lots 17 & 18, Concession 1, Morris Ward, Municipality of Morris-Turnberry:
   - from 'General Agriculture (AG1)' to 'General Agriculture-Special Provisions (AG1-16)' and to 'Agricultural Small Holding – Special Provisions (AG4-36)';
   - from 'Agricultural Small Holding (AG4)' to 'General Agriculture-Special Provisions (AG1-16).

The rezoning is required as a condition of surplus residential consent application File B 7/11.

The land to be zoned AG4-36 has an existing residence, shed, barn and is approximately 1 hectare (2.47 acres) in size. The number of livestock units is limited to a maximum of 2 nutrient units for a lot size of 1 hectare.

The AG4 Zone requires a lot frontage of 23 metres. The Special AG4-36 permits a reduced lot frontage of 8.5 metres.

The Provincial Policy Statement (Section 2.3.3.3) requires 'new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae'. The MDS formulae 'mean formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities'.

The Morris-Turnberry Official Plan requires compliance with the MDS regulations. The special AG4-36 zone recognizes the reduced Minimum Distance Separation setback of the residence from the neighbouring barns and manure storage located to the north of the residence.

The distance from the house to the neighbouring barn has an actual distance of 400 metres (deficient by 51 metres); and from the house to the manure storage has an actual distance of 410 metres (deficient by 151 feet). 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>Barn to the north</td>
<td>451 m (1,479 ft)</td>
<td>400 m (1312 ft)</td>
<td>51 m (167 ft) or 11%</td>
</tr>
<tr>
<td>Manure storage</td>
<td>561 m (1,840 ft)</td>
<td>410 m (1345 ft)</td>
<td>151 m (495 ft) or 27%</td>
</tr>
</tbody>
</table>

A new residence is prohibited on the farmlands to be zoned AG1-16. This is a requirement of the Provincial Policy Statement.

The subject lands are located at 40949 Amberley Road / County Road 86. 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
SCHEDULE 'A'
KEY MAP 2
TOWNSHIP OF MORRIS

1. Amended by By-law 14-1998
2. Amended by By-law 36-2000
3. Amended by By-law 36-2001
4. Amended by By-law 82-2003
5. Amended by By-law 34-2006
6. Amended by By-law 92-2007
7. Amended by By-law 93-2007

Zone change from AG1 (General Agriculture) to AG4-36 (Agricultural Small Holding-Special Zone)

Zone change from AG1 (General Agriculture) to AG1-16 (General Agriculture-Special Zone)

Zone change from AG4 (Agricultural Small Holding) to AG1-16 (General Agriculture-Special Zone)