SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 21-2012

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 South Part of Lot 9, Concession 1, Turnberry Ward, Municipality of Morris-Turnberry as shown on the attached key map.

2. By-law 14-1987 is hereby amended by changing from Restricted Village Commercial Highway-Status Zone (VC2-2) to Village Commercial Highway-Special Zone (VC2-13) the zone symbol on the lands designated 'zone change' to VC2-13 on the attached Schedule A.

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

19.7. VC2-13
On the lands zoned VC2-13;
- Notwithstanding the provisions of Section 19.1 (permitted uses), the subject lands may be used for a large retail appliance store, accessory warehouse, and accessory uses;
- The provisions of Section 3.4 (non-complying uses) shall apply except that the operative date for the purpose of Section 3.4 shall be the date of passing of the amending by-law which establishes the VC2-13 zone;
- Notwithstanding the provisions of Section 3.9 (parking), to the contrary, a minimum of 31 parking spaces are required;
- All other applicable provisions shall apply.

4. Key Map 4, By-law 14-1987 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.


Paul Gowing, Mayor

Nancy Mitchie, Clerk
SCHEDULE 2
CORPORATION OF THE MUNICIPALITY OF
MORRIS-TURNBERRY
BY-LAW No. 21-2012

By-law No. 21-2012 has the following purpose and effect:

1. This zoning by-law changes the zoning on the South Part of Lot 9, Concession 1, Turnberry Ward, Municipality of Morris-Turnberry from Village Commercial Highway-Status Zone (VC2-2) to Village Commercial Highway-Special Zone (VC2-13) to permit a retail appliance store, warehousing and accessory uses, buildings and structures; to permit a reduction in the required parking spaces (from the required 40 to 31 parking spaces); and to recognize the non-compliance of the buildings on the lands zoned VC2-13.

The lot is 4,168.2 square metres (1.03 acres) in size. The lands are subject to Site Plan Control. A Storm Water Management Plan is required. A Market Study has been completed for the proposed use. The development will be on municipal sewer and private water services.

The property is located at 40550B Amberley Road / Huron Road #86. This lot was the site of a former restaurant use.

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 from VC2-2 (Village Commercial Highway -Status Zone) to VC2-13 (Village Commercial Highway -Special Zone)