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 Part of Lot 1, Concession 5, 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 'Agricultural Small Holding-Special (AG4-19)' and to 'General Agriculture - Special Provisions (AG1-15)' on the attached Schedule A.

3. **AG4-19 (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. Notwithstanding the provisions of Sections 7.3 and 3.8.2, accessory structures are permitted in the front yard no closer than 45 metres to the front lot line. All other provisions of By-law 22-1989 shall continue to apply.

4. Key Map 22, By-law 14-1987 is hereby replaced by the amended Key Map 22 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 February, 2013.
READ A SECOND TIME ON THE 5th DAY OF February, 2013.
READ A THIRD TIME AND PASSED THIS 5th DAY OF February, 2013.

Paul Gowing, Mayor  
Nancy Michie, Clerk
By-law No. 14 - 2013 has the following purpose and effect:

1. This Zoning By-law Amendment changes the zoning on Part of Lot 1, Concession 5, Turnberry Ward, Municipality of Morris-Turnberry:
   - from 'General Agriculture (AG1)' to 'Agricultural Small Holding-Special Provisions (AG4-19)'
   - from 'General Agriculture (AG1)' to 'General Agriculture-Special Provisions (AG1-15)'

   The rezoning is required as a condition of surplus residential consent application File B49/12.

   The severed land to be zoned AG4-19 have an existing residence and shed with a lot size of approximately 2.3 hectares (5.76 acres). The special zone permits accessory structures in the front yard; and permits a reduced Minimum Distance Separation (MDS) between the existing house and the barn to the south.

   On the retained farmlands to be zoned AG1-15, a new residence is prohibited as required by the Provincial Policy Statement.

   The subject lands are located at 42510 Orangehill Road.

   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'
LOCATION MAP
MUNICIPALITY OF MORRIS - TURNBERRY
(WARD T)

Area to which this application applies
Schedule "A"

Key MAP 22
TOWNSHIP OF TURNBERRY

Scale:

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

* As Amended by By-Law 23-1989

Zone change from AG1 (General Agriculture) to AG4-19 (Agricultural Small Holding - Special)

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