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 part of Lot 31, Concession 1, Morris Ward, Municipality of Morris-Turnberry described as 22R4871 Part 1 as shown on the attached Key Map 4A.

2. By-law 22-1989 is hereby amended by changing the zoning on the subject land from 'Village Residential (VR1)' and 'Village Residential – Special Provisions (VR1-4)' to 'Village Residential – Special Provisions (VR1-7)' as shown on the attached Schedule A.

3. The following section 14.7.4.1. is hereby deleted from the Township of Morris Zoning By-law 22-1989:

   **VR1-4**
   Notwithstanding any provision of this by-law as amended to the contrary, on the lands zoned VR1-4 the use of the existing barn shall be limited to dry storage.

4. The following section 14.7.7. is hereby added to Township of Morris Zoning By-law 22-1989:

   **14.7.7 VR1-7**
   Notwithstanding the provisions of Sections 14.5.2. and 14.5.3. to the contrary, on the lands zoned VR1-7 the total floor area of all accessory buildings shall not exceed 260 square metres, which shall include the existing garage which has an area of 67 square metres. The maximum building height of an accessory building shall not exceed 7 metres. Notwithstanding Section 3.9.3.1. to the contrary, on the lands zoned VR1-7 parking a transport truck (including a tractor and trailer) is permitted. All other sections of this Zoning By-law shall apply.

5. Key Map 4A, By-law 22-1989 is hereby replaced by the amended Key Map 4A attached hereto which is declared to be part of this by-law.

6. 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 19th DAY OF November, 2013.
READ A THIRD TIME AND PASSED THIS 19th DAY OF November, 2013.

Paul Gowing, Mayor

Nancy Michie, Clerk
By-law No. 77 - 2013 has the following purpose and effect:

The purpose of this application is to change the zoning on part of Lot 31, Concession 1, Morris Ward, Municipality of Morris Turnberry from VR1-4 (Village Residential – Special Provisions) to VR1-7 (Village Residential – Special Provisions). The street address of the property being rezoned is 187 Clyde Street, Bluevale.

The subject property is irregular in shape and has a lot area of 0.4 hectares (1.01 acres) and a lot frontage of 27.4 metres (90 feet). The property has an existing residence and a detached car garage. The zoning by-law amendment is required to permit the construction of a 186 sq. metre (2002 sq. feet) accessory storage shed which replaces a dry storage barn that was recently demolished. The special provisions zoning recognizes the total floor area of all accessory buildings which is 260 sq. metres (2798.6 sq. feet), including the existing car garage, and the height of the proposed accessory building of 7 metres (23 feet). The special provision also permits parking a transport truck on the subject property.

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'.

SCHEDULE 'A'
LOCATION MAP
MUNICIPALITY OF MORRIS - TURNBERRY
(WARD M)

Area to which this amendment applies
Zone change from VR1 (Village Residential - Low Density) & VR1-4 (Village Residential - Low Density - Special Provisions) to VR1-7 (Village Residential - Low Density - Special Provisions)