WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend Morris-Turnberry Zoning By-law 45-2014 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 Park Lots 17, 18, 19 and 20, Plan 432 Wingham being Part 3, 22R5995 and Parts 5, 6 and 7, 22R2824, Turnberry, Part of Peter Street, Plan 432 Wingham (closed by HC105449) being Parts 6, 7, 8, 9, 10 22R-6223; Part of road allowance between Concession 8 and Concession 9 Turnberry (closed by HC 105449) being Parts 6 and 7 22R6224, Municipality of Morris-Turnberry. The municipal address is 71 North Street West, Wingham as shown on the attached Key Map- North of Wingham.

2. By-law 45-2014 is hereby amended by changing the zoning on the subject land as listed below, and shown on the attached Schedule A:
   - VC2 (Village Commercial-Highway) to VM1-3 (Village Industrial-Special)
   - VM1 (Village Industrial) to VM1-3 (Village Industrial-Special)
   - VM1-2 (Village Industrial-Special) to VM1-3 (Village Industrial-3)
   - Area where there is no zone (the closed Peter Street and the closed road allowance between Concession 8 and Concession 9) to VM1-3 (Village Industrial-Special)

3. The following section 17.5.3 is hereby added to Municipality of Morris-Turnberry Zoning By-law 45-2014:

   Notwithstanding the provisions of section 3.32.5 to the contrary, for the area zoned VM1-3 parking is permitted in the front yard. All other provisions of this By-law shall apply.

4. Key Map North of Wingham, By-law 45-2014 is hereby replaced by the amended Key Map North of Wingham attached hereto which is declared to be part of this by-law.

5. Schedule A detailing the location of the lands to which this amendment applied is 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 2nd DAY OF June, 2015.
READ A SECOND TIME ON THE 2nd DAY OF June, 2015.
READ A THIRD TIME AND PASSED THIS 2nd DAY OF June, 2015.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer
By-law No. 42 - 2015 has the following purpose and effect:

1. The subject property is located on North Street, north of Wingham, in the former Turnberry Township, Municipality of Morris-Turnberry.

The municipal address is 71 North Street West, Wingham.

The legal description is Part Park Lots 17, 18, 19 and 20, Plan 432 Wingham being Part 3, 22R5995 and Parts 5, 6 and 7, 22R2824, Turnberry, Part of Peter Street, Plan 432 Wingham (closed by HC105449) being Parts 6, 7, 8, 9, 10 22R6223; Part of road allowance between Concession 8 and Concession 9 Turnberry (closed by HC 105449) being Parts 6 and 7 22R6224, Municipality of Morris-Turnberry.

The property is 3.2 ha (approximately 7.9 acres).

The amendment changes the zoning on the entire property to VM1-3 (Village Industrial-Special). The VM1-3 zone is required to permit the warehousing and fabrication of fabric building components. A special provision permits parking in the front yard.

There are four areas to be rezoned on the property.
- 1.13 ha (2.81 acres) is proposed to be amended from VC2 (Village Commercial-Highway) to VM1-3 (Village Industrial-Special)
- 1.11 ha (2.75 acres) is proposed to be amended from VM1 (Village Industrial) to VM1-3 (Village Industrial-Special)
- 0.42 ha (1.04 acres) is proposed to be amended from VM1-2 (Village Industrial-Special) to VM1-3 (Village Industrial-3)
- 0.52 ha (1.29 acres) where there is no zone (the closed Peter Street and the closed road allowance between Concession 8 and Concession 9) is proposed to be zoned to VM1-3 (Village Industrial-Special)

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’.
Key Map - North of Wingham

Area to be amended from VC2 (Village Commercial Highway) to VM1-3 (Village Industrial-Special)

Closed road allowances to be zoned VM1-3 (Village Industrial-Special)

Area to be amended from VM1 (Village Industrial) to VM1-3 (Village Industrial-Special)

Area to be amended from VM1-2 (Village Industrial-Special) to VM1-3 (Village Industrial-Special)