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 the All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432. The property fronts Josephine Street North in the area north of Wingham. The area subject to the amendment is shown on the attached Schedule A.

2. 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.

3. The following section 17.5.4 is hereby added to Municipality of Morris-Turnberry Zoning By-law 45-2014:

17.5.4 Within the VM1-5 zone:
- Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
- Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
- Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

All other provisions of the Zoning By-law shall apply.

4. This by-law shall come into effect pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 9th DAY OF May, 2017.
READ A SECOND TIME ON THE 9th DAY OF May, 2017.
READ A THIRD TIME AND PASSED THIS 9th DAY OF May, 2017.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer
By-law No. 43 - 2017 has the following purpose and effect:

The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to this Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The property is 1.56 ha (approximately 3.86 acres) in area.

The property is being rezoned from VC2 (Village Commercial Highway) to VM1-5 (Village Industrial- Special), and part of a closed road allowance to VM1-5 (Village Industrial- Special).

The VM1-5 (Village Industrial-Special) zone includes the following special provisions:

- Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
- Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
- Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

All other provisions of the Zoning By-law shall apply.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.
ZONING BY-LAW AMENDMENT

Purpose and Effect:

The subject property is in the area north of Wingham, in the former Township of Turnberry. The legal description of the area subject to this Zoning By-law Amendment is: All of Park Lots 21 and 22, part of Park Lots 9, 23 and 24, part of Peter Street, Registered Plan 432.

The property is currently vacant, and is proposed to be developed for a light industrial facility for assembling and warehousing fabric building components. The total floor area of the proposed building for the facility is 2997 square metres.

This property will be accessed from Josephine Street North.

The property is 1.56 ha (approximately 3.86 acres) in area.

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The VM1-5 (Village Industrial-Special) zone includes the following special provisions:

- Notwithstanding the permitted uses in Section 17.1, for the area zoned VM1-5 the only permitted use is a warehouse and fabric facility for the assembly of fabric building components
- Notwithstanding Section 3.32.5, for the area zoned VM1-5 parking is permitted in the front yard
- Notwithstanding Section 17.3.2, for the area zoned VM1-5 the required minimum lot frontage is 18.2 metres

All other provisions of the Zoning By-law shall apply.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 8 to the Morris-Turnberry Official Plan is in full force and effect.
Location of Subject Property

Municipality of Morris-Turnberry
Schedule A
Location Map

1.200 2.400 3.600 4.800
Meters
1:120,000

Adjacent to Brussels

Wallon
Amendments
Amended by By-law 42-2015

Municipality of Morris-Turnberry
Schedule A

Key Map - North of Wingham

Area to be amended from VC2 (Village Commercial-Highway) to VM1-5 (Village Industrial-Special)
Part of Closed Road Allowance to be rezoned to VM1-5 (Village Industrial-Special)

[Map showing the area to be amended]