THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 66 - 2018

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, 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 Plan 162 Pt Lot 71 (Morris), in the Municipality of Morris-Turnberry and is comprised of Schedules 1-3.

2. By-law 45-2014 is hereby amended by changing from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The zone symbol of the lands identified as ‘zone change to VR2-1’ on the attached Schedule 3.

3. Section 15.7 of By-law 45-2014 is hereby amended by the addition of the following:

   15.7.1 VR2-1
   Notwithstanding the provisions of Section 15.1 and 15.2 to the contrary, a single-storey multiple attached dwelling (to a maximum of four units) is also permitted on the lands VR2-1. Notwithstanding the provisions of Section 15.3 and 14.4, in the area zoned VR2-1 the minimum frontage of the lands is 18.5m, the minimum interior side yard along the westerly property boundary is 9m and the maximum building height is 9m. In addition, for a multiple attached dwelling the minimum rear yard requirement shall also be 45m and the minimum interior side yard along the easterly property line shall be 22m. The following setbacks are required from the property lines west of the driveway and south of the residence:
   a. 15m setback for the septic system
   b. 15m setback for the underground storm water management infrastructure
   c. 3m setback for the driveway

4. Key Map – Belgrave (Morris), By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.

5. All other provisions of By-law 45-2014 shall apply.
6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE 18th DAY OF September , 2018.
READ A SECOND TIME ON THE 18th DAY OF September , 2018.
READ A THIRD TIME AND PASSED THIS 18th DAY OF September , 2018.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer
By-law No. 66 - 2018 has the following purpose and effect:

1. This application proposes to rezone Plan 162 Pt Lot 71 (30 McCrea St) from CF (Community Facility) to VR2-1 (Village Residential- Medium Density- Special Provisions). The rezoning is to allow for a single storey, multiple attached dwelling (up to 4 dwelling units) to be constructed and to recognize a reduced property frontage of 18.5m. The minimum interior side yard setback is 9m from the west property line and 22m from the east property line. The minimum rear yard setback is 45m and the maximum building height is 9m. The following setbacks are required from the property lines west of the driveway and south of the residence:
   a. 15m setback for the septic system
   b. 15m setback for the underground storm water management infrastructure
   c. 3m setback for the driveway

   The subject property is approximately 0.5 ha (1.3 acres) in size and is subject to site plan control.

2. This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014. All other zone provisions apply.

3. The location map and key map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2 and Schedule 3.
Amendments
1 Amended by By-law 47-2015
2 Amended by By-law 95-2017

KEY MAP - Belgrave

Area to be amended from CF (Community Facility) to VR2-1 (Village Residential - Medium Density Special)