SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 71 -2015

WHEREAS the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to amend 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 land in the Municipality of Morris-Turnberry.
   a) Section 19 Village Commercial – Highway (VC2) is amended by adding a minimum landscaped open space requirement as follows:
      19.3.8 Landscaped Open Space (Minimum) 20%
   b) Section 17 Village Industrial (VM1) is amended by adding a maximum building height requirement as follows:
      17.3.9 Building Height (Maximum) 12 metres
   c) Section 23.5 Development Zone is amended by deleting “R1 or R2 zone” and replacing this with “1'RI or 1'R2 zone”.
   d) Section 25 Floodway Zone is amended by deleting “conservation project” and replacing it with “conservation”.

2. Mapping amendments are shown on the attached Schedule ‘A’ and apply to the following properties:
   a) Corner of North Street and Arthur Street, Lower Town- Wingham. Legal Description: Pt Park Lot 32 RP 22R5900 Parts 2 to 4, Turnberry Plan 410. The mapping change for this amendment is on Key Map—Lower Town.
   b) 61 Corbett Drive, Belgrave. Legal Description: Con 5, Pt Lots 2 and 3 RP; 22R2816 Pt Parts 1 and 3 RP; 22R3849 Part 1 RP 22R4804; Parts 1 to 4 and 8 to 10. The mapping change for this amendment is on Key Map Morris (Northwest).

3. Mapping amendments are shown on the attached Schedule ‘A’ and apply to the following properties:
   207 North St. West, Lower Town- Wingham. Legal Description: Pt Park Lot 44 AS; RP 22R2845 Part 3 Plan 410;
   and
   The mapping change for these amendments is on Key Map Lowertown. Both properties are amended from VM1 (Village Industrial) to VM1-4 (Village Industrial-Special).
   Section 17.5 is amended by adding the following provision:
   17.5.3 For the area zoned VM1-4, a residence is permitted as an accessory use to a use permitted by Section 17.1.

READ A FIRST TIME ON THE 20th DAY OF October, 2015.
READ A SECOND TIME ON THE 20th DAY OF October, 2015.
READ A THIRD TIME AND PASSED THIS 20th DAY OF October, 2015.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk Treasurer
By-law No. 71 - 2015 is a housekeeping amendment and has the following purpose and effect:

**Purpose and Effect:**
This housekeeping Zoning By-law Amendment includes the following changes.

1. Addition of a 20% minimum landscaped open space provision to the Village Commercial – Highway (VC2) zone.

2. The addition of a 12 metre maximum height provision to the Village Industrial (VM1) zone.

3. Revision of Section 23.5 zone references to Residential zones. Reference to 'R1 and R2 zones' will be changed to refer to 'VR1 and VR2 zones'.

4. Revision of Section 25 Floodway to replace the term "conservation project" with "conservation".

5. Zone changes apply to four properties as follows:
   - **Corner of North Street and Arthur Street, Lower Town- Wingham.** Legal Description: Pt Park Lot 32 RP 22R5900 Parts 2 to 4, Turnberry Plan 410. The property is zoned CF (Community Facility) and is proposed to be amended to a Village Industrial Zone (VM1). This property is .75 ha (1.87 acres) and the entire property is subject to the zone change.
   - 207 North St. West, Lower Town- Wingham Legal Description: Pt Park Lot 44 AS; RP 22R2845 Part 3 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is .49 ha (1.22 acres) and the entire property is subject to the zone change.
   - 215 North St. West, Lower Town- Wingham Legal Description: Pt Park Lot 44 AS; RP 22R2845 Part 2 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to a VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is .49 ha (1.22 acres) and the entire property is subject to the zone change.
   - 61 Corbett Drive, Belgrave Legal Description: Con 5, Pt Lots 2 and 3 RP; 22R2816 Pt Parts 1 and 3 RP; 22R3849 Part 1 RP 22R4804; Parts 1 to 4 and 8 to 10. The property is zoned NE2 (Natural Environment Limited Protection) and AG2-1 (Restricted Agriculture- Special). The area of property zoned AG2-1 (Restricted Agriculture – Special) and is to be amended to AG1 (General Agriculture). This property is approximately 32.6 ha (80.62 acres). The area to be rezoned is approximately 11.3 ha (27.9 acres).

This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014.

2. The map showing the location of the property specific zone changes to which this by-law applies is shown on the following page and is entitled 'Location Map'.
Purpose and Effect:
This housekeeping Zoning By-law Amendment includes the following changes.

1. Addition of a 20% minimum landscaped open space provision to the Village Commercial – Highway (VC2) zone.
2. The addition of a 12 metre maximum height provision to the Village Industrial (VM1) zone.
3. Revision of Section 23.5 zone references to Residential zones. References to 'R1 and R2 zones' will be changed to refer to 'VR1 and VR2 zones'.
4. Revision of Section 25 Floodway to replace the term 'conservation project' with 'conservation'.
5. Site specific amendments apply to four properties as follows:
   - **Corner of North Street and Arthur Street, Lower Town- Wingham:** Legal Description: Pt Park Lot 32 RP 22R5900 Parts 2 to 4, Turnberry Plan 410. The property is zoned CF (Community Facility) and is proposed to be amended to a Village Industrial Zone (VM1). This property is 1.87 acres and the entire property is subject to the zone change.
   - **207 North St. West, Lower Town- Wingham Legal Description:** Pt Park Lot 44 AS;RP 22R2845 Part 3 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.
   - **215 North St. West, Lower Town- Wingham Legal Description:** Pt Park Lot 44 AS;RP 22R2845 Part 2 Plan 410. The property is zoned VM1 (Village Industrial) and is proposed to be amended to a VM1-4 (Village Industrial Special Zone) to permit a residence accessory to an industrial use. This property is 1.22 acres and the entire property is subject to the zone change.
   - **61 Corbett Drive, Belgrave Legal Description:** Con 5, Pt Lots 2 and 3 RP;22R2816 Pt Parts 1 and 3 RP;22R3849 Part 1 RP 22R4904; Parts 1 to 4 and 8 to 10. The property is zoned NE2 (Natural Environment Limited Protection) and AG2-1 (Restricted Agriculture-Special). The area of property zoned AG2-1 (Restricted Agriculture – Special) and is to be amended to AG1 (General Agriculture). This property is approximately 32.6 ha (80.62 acres). The area to be rezoned is approximately 11.3 ha (27.9 acres).

This by-law amends the Municipality of Morris-Turnberry Zoning By-law 45-2014.
Location of Site Specific Zoning By-law Amendments

Turnberry

Municipality of Morris-Turnberry
Schedule A
Location Map

Belmore
Lowertown
Bluevale

Morris

Belgrave

Adjacent to Brussels

Tollett

0 1,200 2,400 3,600 4,800
Meters
1:120,000
Zone change from CF (Community Facility) to VM1 (Village Industrial)

Zone change from VM1 (Village Industrial) to VM1-4 (Village Industrial - Special)
Amendments

Revolution Date
July 13, 2015

Zone change to AG1 (General Agriculture) from AG2-1 (Restricted Agriculture-Special)

Municipality of Morris-Turnberry
Schedule A

Key Map - Morris (Northwest)