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 Concession 4, north part Lot 15, former Township of Morris as shown on the attached Key Map Morris (Northwest).

2. The temporary use permitted by this by-law is as follows:

   Notwithstanding any provisions of Section 4 of this By-law to the contrary, a 4 season park model trailer is permitted to be placed on the property and used as a garden suite within the AG1 zone on the property described as for a period of twenty years from the day of passing of this by-law. The park model trailer shall be secured on site in a way that it continues to be portable and can be moved off-site at the end of the twenty year period. All other applicable provisions shall apply.

3. The temporary use authorized by this by-law shall be in effect for a period of time of twenty (20) years from the day of the passing of this by-law.

4. The property owner and garden suite occupant shall enter into an agreement related to the temporary use of the garden suite under section 39.1(1) as council considers necessary including but not limited to: the location, servicing, installation, maintenance and removal of the garden suite; period of occupancy; and securities for costs to the municipality related to the garden suite.

5. Key Map Morris (Northwest), By-law 45 of 2014, shall be amended to indicate that there is a temporary use by-law in effect on the portion of the property described in paragraph #1 zoned AG1. Upon the expiry of the temporary use by-law, Key Map Key Map Morris (Northwest), By-law 45 of 2014, shall be amended to note the expiry of the temporary use by-law.

6. Upon the expiry of the time period during which the authorization of the temporary use is in effect, Section 34(9)(a) of the Planning Act, RSO 1990, does not apply so as to permit the continued use of the land, buildings, or structures for the temporary use.

7. 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 1st DAY OF August, 2017.
READ A SECOND TIME ON THE 1st DAY OF August, 2017.
READ A THIRD TIME AND PASSED THIS 1st DAY OF August, 2017.

[Signatures]
Paul Gowing, Mayor
Nancy Michie, Administrator Clerk-Treasurer
By-law No. 76 - 2017 has the following purpose and effect:

1. The subject property is zoned AG1 (General Agriculture), NE2 (Natural Environment – Limited Protection) and NE1 (Natural Environment – Full Protection). The property is located at 85453 Clyde Line. The subject property has an area of approximately 40 hectares (100 acres). The temporary use by-law is proposed to only apply to a portion of the area (approximately 756 sq ft) zoned AG1.

This temporary use by-law proposes to amend Zoning By-law 45-2014 to allow the placement of a garden suite on the property to provide additional housing for farm help. A garden suite is a one-unit detached residential structure that is ancillary to an existing residential structure and is designed to be portable. A permanent residential dwelling exists on the property within the area zoned AG1.

The proposed garden suite is a 4 season park model trailer, with a one bedroom unit (12'x43') and a 12'x18' addition. The garden suite has been manufactured offsite and will be delivered to the subject property. The existing driveway, well and hydro on the property will be used to service the garden suite. A separate septic system will be installed to service the garden suite, unless the current system has been deemed appropriate, to the satisfaction of the Municipality and Health Unit.

The Morris-Turnberry Official Plan includes policies, which allow Council to permit a garden suite on rural properties in the municipality subject to obtaining a temporary use zoning by-law amendment. The Planning Act permits Council to approve a garden suite for a period of up to 20 years.

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

3. 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'.
Property to which this Temporary Garden Suite applies
Amendments
1. Amendment condition of consent file B25-2015
2. Amendment condition of consent file B59-2015
3. Amendment condition of consent file B24-15
4. Amended by By-law 71-2015
5. Amended by By-law 111-2016

REVISED DATE: July 12, 2017

Municipality of Morris-Turnberry
Schedule A
Key Map - Morris (Northwest)