SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW No. 95 - 2016

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 South Part of Lot 9, Concession 1, former Township of Turnberry. The municipal address is 40592 Amberley Road. The area subject to the amendment is shown on the attached Schedule A.

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

3. The following section 19.10.15 is hereby added to Municipality of Morris-Turnberry Zoning By-law 45-2014:

19.10.15. Within the VC2-15 zone:
The VC2-15 zone recognizes an area where historical artefacts are located. Within the VC2-15 zone:
- A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-16.
- No ground disturbance is permitted for any reason.
All other provisions of this By-law shall continue to apply.

4. The following section 19.10.16 is hereby added to the Municipality of Morris-Turnberry Zoning By-law 45-2014:

19.10.16. Within the VC2-16 zone:
- In addition to the uses permitted in Section 19.1, a professional office with a minimum area of 930 m² is permitted
- A maximum of two soccer fields are permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-15
- A sports field is permitted as an accessory use
- Notwithstanding Section 3.20 of the Zoning By-law, a loading space is not required
- Notwithstanding Section 3.32.2, 37 parking spaces are required
- The minimum lot area for the subject property shall be 3.11 ha. Area of the lot zoned VC2-15 shall be included in the calculation of the lot area
All other provisions of this By-law shall continue to apply.
5. 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 1st DAY OF November, 2016.
READ A SECOND TIME ON THE 1st DAY OF November, 2016.
READ A THIRD TIME AND PASSED THIS 1st DAY OF November, 2016.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer
ZONING BY-LAW AMENDMENT

Purpose and Effect:

The subject property is located on the South Part of Lot 9, Concession 1, former Turnberry Township, Municipality of Morris-Turnberry. The municipal address is 40592 Amberley Road.

The property is 3.11 ha (7.7 acres) in area.

The Municipality of Morris-Turnberry owns the property. Both the Official Plan Amendment and Zoning By-law Amendment are initiated by the Municipality of Morris-Turnberry.

The property is being rezoned from CF (Community Facility) to VC2-15 (Village Commercial Highway-Special) and VC2-16 (Village Commercial Highway-Special).

1. 1600 m² (.39 acres) is amended from CF (Community Facility) to VC2-15 (Village Commercial-Highway-Special)
   The VC2-15 zone recognizes an area where historical artefacts are located. Within the VC2-15 zone:
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-16.
   - No ground disturbance is permitted for any reason.

2. 2.95 ha (7.3 acres) is amended from CF (Community Facility) to VC2-16 Village Commercial-Highway-Special)

   For the area zoned VC2-16, the following special zones apply:

   In addition to the uses permitted by the VC2 (Village Commercial-Highway) zone Section 19.1, in the VC2-16 (Village Commercial-Highway-Special) zone:
   - A professional office with a minimum area of 930 m² is permitted
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-15.

   For the area zoned VC2-16, the following provisions also apply:
   - Notwithstanding Section 3.20 of the Zoning By-law, a loading space is not required
   - Notwithstanding Section 3.32.2, 37 parking spaces are required
   - The minimum lot area for the subject property shall be 3.11 ha. Area of the lot zoned VC2-15 shall be included in the calculation of the lot area.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 7 to the Morris-Turnberry Official Plan is in full force and effect.
By-law No. 95- 2016 has the following purpose and effect:

The subject property is located on the South Part of Lot 9, Concession 1, former Turnberry Township. The municipal address is 40592 Amberley Road.

The property is 3.11 ha (7.7 acres) in area.

The Municipality of Morris-Turnberry owns the property. Both the Official Plan Amendment and Zoning By-law Amendment are initiated by the Municipality of Morris-Turnberry.

There are two VC2-special zones on the property.

1. 1600 m$^2$ (.39 acres) is amended from CF (Community Facility) to VC2-15 (Village Commercial-Highway-Special)
   The VC2-15 zone recognizes an area where historical artefacts are located. Within the VC2-15 zone:
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-16.
   - No ground disturbance is permitted for any reason.

2. 2.95 ha (7.3 acres) is amended from CF (Community Facility) to VC2-16 Village Commercial-Highway-Special)

   For the area zoned VC2-16, the following special zones apply:

   In addition to the uses permitted by the VC2 (Village Commercial-Highway) zone Section 19.1, in the VC2-16 (Village Commercial-Highway-Special) zone:
   - A professional office with a minimum area of 930 m$^2$ is permitted
   - A maximum of two soccer fields is permitted as an accessory use. The soccer fields may also be located in the area zoned VC2-15.

   For the area zoned VC2-16, the following provisions also apply:
   - Notwithstanding Section 3.20 of the Zoning By-law, a loading space is not required
   - Notwithstanding Section 3.32.2, 37 parking spaces are required
   - The minimum lot area for the subject property shall be 3.11 ha. Area of the lot zoned VC2-15 shall be included in the calculation of the lot area.

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'.

Pursuant to Planning Act section 24(2), the Zoning By-law Amendment will not come into force until Official Plan Amendment 7 to the Morris-Turnberry Official Plan is in full force and effect.
Area to which this Zoning By-law Amendment applies

Municipality of Morris-Turnberry
Schedule A
Location Map

0 1,200 2,400 3,600 4,800 Meters
1:120,000
Amendments

TOWNSHIP OF NORTH HURON (WINGHAM)

Area to be amended from CF (Community Facility) to VC2-15 (Village Commercial - Highway - Special Zone)

Area to be amended from CF (Community Facility) to VC2-16 (Village Commercial - Highway - Special Zone)