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TOWNSHIP OF NORTH HURON

**PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
AFFECTING THE MUNICIPALITY OF MORRIS-TURNBERRY**

TAKE NOTICE that Council of the Municipality of Morris-Turnberry will hold a public meeting on **Tuesday, February 20, 2018 at 7:30 p.m.** in the Council Chambers of the Municipality of Morris-Turnberry municipal office, 41342 Morris Road, Brussels to consider a proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended. The amendment affects the Morris-Turnberry Zoning By-law.

BE ADVISED that the Council of the Corporation of the Municipality of Morris-Turnberry considered this application to be complete on January 25, 2018.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.


IF a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body is not entitled to appeal the decision of the Municipality of Morris-Turnberry to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at a public meeting or make written submissions to the Municipality of Morris-Turnberry before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

IF you wish to be notified of the decision of the Municipality of Morris-Turnberry on the proposed zoning by-law amendment, you must make a written request to the Municipality of Morris-Turnberry at the address listed below.

ADDITIONAL INFORMATION relating to the proposed by-law amendment is available for inspection during regular office hours at the Municipality of Morris-Turnberry, Municipal Office, 41342 Morris Road, Brussels (519-887-6137) and the Huron County Planning and Development Department, 57 Napier Street, 2nd floor, Goderich (519-524-8394 ext. 3).

Dated at the Municipality of Morris-Turnberry this 30th day of January, 2018.



Nancy Michie, Administrator Clerk-Treasurer
Municipality of Morris-Turnberry,
41342 Morris Road, Brussels, ON N0G 1H0
(519)-887-6137

PURPOSE AND EFFECT

This application proposes to rezone South Part Lot 1, Concession 1, Morris (86348 London Road) from AG3-3 (Agricultural Commercial Industrial- Status Zone) to AG4-14 (Agricultural Small Holding- Special Zone). The rezoning will recognize the property as residential with a reduced exterior side yard setback of 10m to allow for the construction of a shed and garage. The area being rezoned is 0.72 hectares (1.8 acres) and contains a former restaurant with an accessory dwelling unit.

**THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
DRAFT BY-LAW - 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 South Part Lot 1, Concession 1, 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 AG3-3 (Agricultural Commercial Industrial- Status Zone) to AG4-14 (Agricultural Small Holding- Special Zone), the zone symbol of the lands identified as 'zone change to AG4-14' on the attached Schedule 3.
3. Section 6.12.1 of By-law 45-2014 is hereby deleted.
4. Section 7.9 of By-law 45-2014 is hereby amended by the addition of the following:

7.9.14 AG4-14

Notwithstanding the provisions of Section 7.4 to the contrary, in the area zoned AG4-14 the minimum exterior side yard setback is 10m for main and accessory buildings. All other provisions of this By-law shall apply.

5. Key Map – Morris (Northwest), By-law 45-2014 is hereby amended as shown on the attached Schedule 3 of this by-law.
6. All other provisions of By-law 45-2014 shall apply.
7. 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
READ A SECOND TIME ON THE
READ A THIRD TIME AND PASSED THIS

DAY OF _____, 2018.
DAY OF _____, 2018.
DAY OF _____, 2018.

Paul Gowing, Mayor

Nancy Michie, Administrator Clerk-Treasurer

SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF
MORRIS-TURNBERRY
DRAFT BY-LAW - 2018

By-law - 2018 has the following purpose and effect:

1. South Part Lot 1, Concession 1, Morris (86348 London Road) from AG3-3 (Agricultural Commercial Industrial- Status Zone) to AG4-14 (Agricultural Small Holding- Special Zone). The rezoning will recognize the property as residential with a reduced exterior side yard setback of 10m. The area being rezoned is 0.72 hectares (1.8 acres) and contains a former restaurant with an accessory dwelling unit.
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.

SCHEDULE 2 **THE CORPORATION OF THE** **MUNICIPALITY OF MORRIS-TURNBERRY** **DRAFT BY-LAW - 2018**

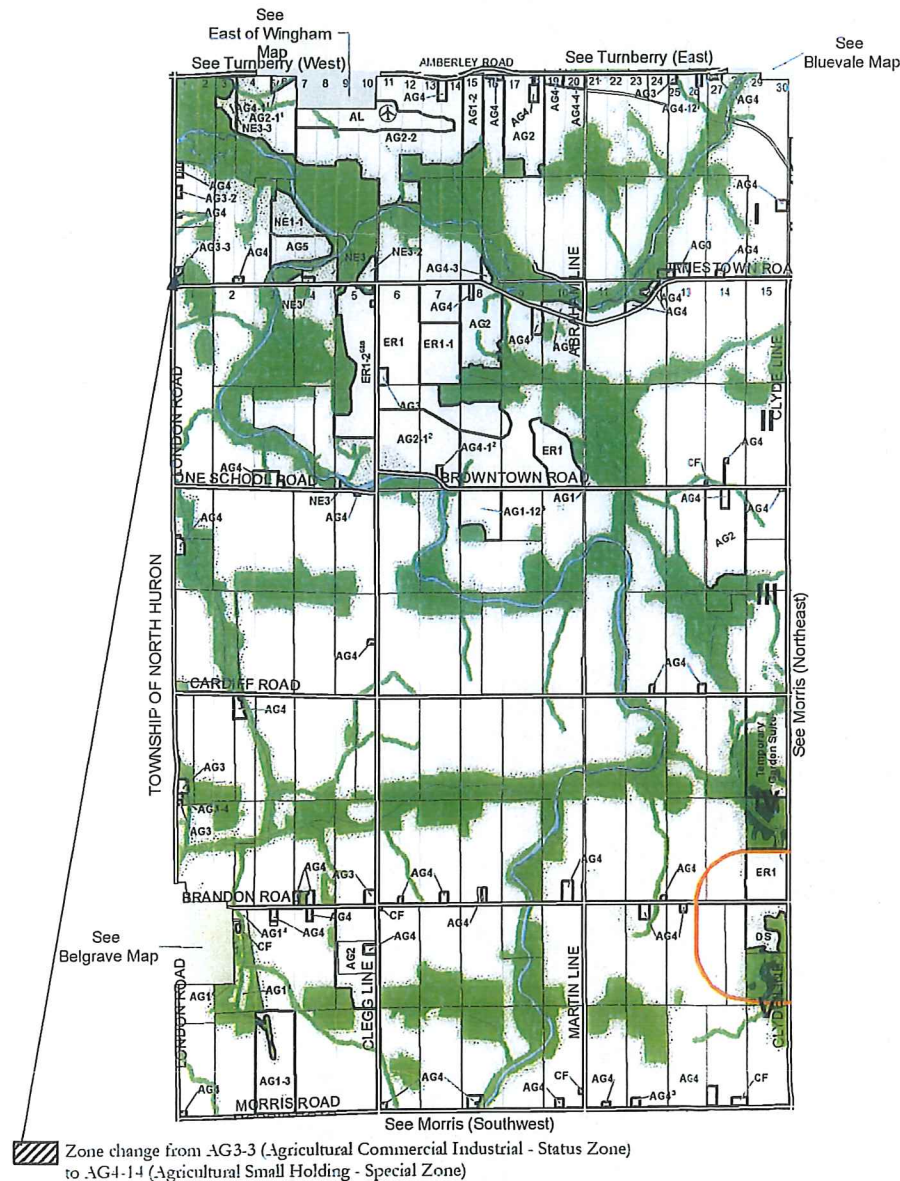
- Amendments**
- 1 Amendment condition of consent file B25-2015
 - 2 Amendment condition of consent file B59-2015
 - 3 Amendment condition of consent file B24-2015
 - 4 Amended by By-law 71-2015
 - 5 Amended by By-law 111-2016
 - 6 Amended by By-law 66-2017
 - 7 By-law 76-2017 Temporary Garden Suite (Expires August 04, 2037)
 - 8 Amended by By-law 81-2017

REVISION DATE

January 29, 2018

Municipality of Morris-Turnberry
Schedule A

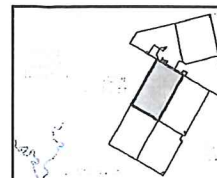
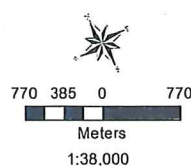
Key Map - Morris (Northwest)



- Zone - AG1 unless otherwise labeled
- Zone - IIE1 (Full Protection)
- Zone - IIE2 (Limited Protection)
- Conservation Authority Notification Areas
- Former Railway Lands
- Airport Lands See provision 1.24

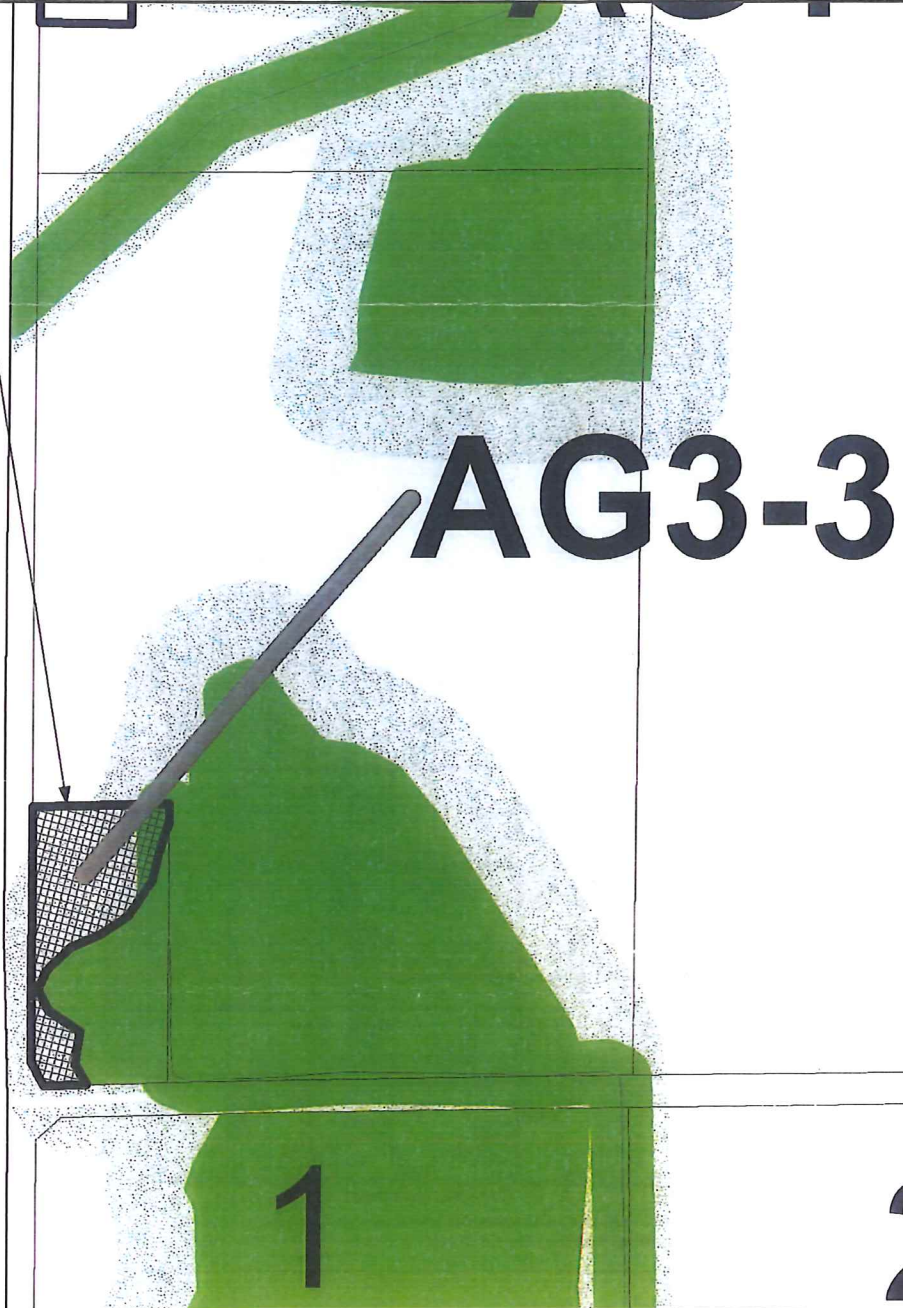
- Property Boundary
- Lot Boundary
- Water Body
- River Stream
- Road

- Open Landfill
- Closed Landfill
- Landfill Buffer 500m
- Floodway
- Unpermitted Road Encroachment



SCHEDULE 3
THE CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
DRAFT BY-LAW - 2018

<p align="center">Amendments</p> <p>Zone change from AG3-3 (Agricultural Commercial Industrial - Status Zone) to AG4-14 (Agricultural Small Holding - Special Zone)</p> <p>REVISION DATE <u>January 29, 2018</u></p>	<p align="center">Municipality of Morris-Turnberry Schedule A</p> <p align="center">Key Map - Morris (Northwest) Detail</p>
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<p> Zone - AG1 unless otherwise labeled</p> <p> Zone - IIE1 (Full Protection)</p> <p> Zone - IIE2 (Limited Protection)</p> <p> Conservation Authority Notification Areas</p> <p> Former Railway Lands</p> <p> Airport Lands See provision 1.24</p>	<p> Property Boundary</p> <p> Lot Boundary</p> <p> Water Body</p> <p> River Stream</p> <p> Road</p>	<p> Open Landfill</p> <p> Closed Landfill</p> <p> Landfill Buffer 500m</p> <p> Floodways</p> <p> Unopened Road Allowance</p>	 50 25 0 50 Meters 1:2,622	
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