



**NOTICE OF OPEN HOUSE AND PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN & ZONING BY-LAW,
AFFECTING THE MUNICIPALITY OF MORRIS-TURNBERRY**

TAKE NOTICE that Council of the Municipality of Morris-Turnberry will hold a Public Meeting on **October 4th, 2022 at 7:30pm** in the Council Chambers of the Morris-Turnberry Municipal Office (41342 Morris Road, Brussels) to consider a proposed Official Plan Amendment and Zoning By-law Amendment under Sections 17 & 34 of the Planning Act, R.S.O. 1990, as amended.

There will be a related in-person **Open House** on **Tuesday, September 13, 2022 from 10am - 6pm** at the Morris-Turnberry Municipal Office. Planning Staff are also available by appointment throughout September. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email or telephone to Planner Meghan Tydd-Hrynyk at planning@huroncounty.ca (1-888-524-8394 ext. 3) by September 20th, 2022.

Be advised that the Council of the Municipality of Morris-Turnberry initiated this amendment on August 9, 2022.

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 or the County of Huron to the Ontario Land Tribunal (OLT).

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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Morris-Turnberry on the Zoning By-law Amendment or the County of Huron on the Official Plan 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 Morris-Turnberry Municipal Office, 41342 Morris Road, Brussels and the Huron County Planning and Development Department, 57 Napier Street, 2nd floor, Goderich (1-888-524-8394 ext. 3).

Dated at the Municipality of Morris-Turnberry this 24th day of August, 2022.

Trevor Hallam, Clerk, Municipality of Morris-Turnberry,
41342 Morris Road, Brussels ON, N0G 1H0
(519) 887-6137

PURPOSE AND EFFECT

The purpose and effect of the General Update Amendment is to update direction in the Morris-Turnberry Official Plan and Zoning By-law regarding housing, Minimum Distance Separation (MDS), and housekeeping items including:

- permit Additional Residential Units (ARU) in agricultural settings;
- permit additional Residential Units (ARU) in village settings where lots are large enough to address water quality considerations;
- increase minimum lot sizes in village settings to ensure that future residential development (lot creation and increasing the number of units per property) is completed in accordance with Provincial and County nitrate criteria and addresses long term water quality considerations;
- increase the maximum size and height of accessory buildings in village settings;
- clarify that Minimum Distance Separation will be applied as a single distance to all cemeteries and will not apply to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses;
- remove livestock limitations from small agricultural (AG4) properties; and
- minor housekeeping items such as updates to definitions and general provisions.

AMENDMENT NO. 11
(GENERAL UPDATE)
TO THE
MUNICIPALITY OF MORRIS-TURNBERRY
OFFICIAL PLAN

**SCHEDULE 1
CORPORATION OF THE
MUNICIPALITY OF MORRIS-TURNBERRY
BY-LAW - 2022**

Being a By-law to adopt a ‘General Update’ amendment to the Morris-Turnberry Official Plan;

Whereas the Municipal Council of the Corporation of the Municipality of Morris-Turnberry considers it advisable to adopt an amendment to the Morris-Turnberry Official Plan, as amended; and

Now Therefore the Council of the Corporation of the Municipality of Morris-Turnberry adopts the amendment as follows:

1. This by-law shall apply to all lands within the Municipality of Morris-Turnberry.
2. This by-law affects the Morris-Turnberry Official Plan, as attached as Schedule B.
3. That the Clerk is hereby authorized and directed to provide Notice of Adoption of the Amendment in accordance with Section 17(23) of the Planning Act, RSO 1990, as amended.
4. The plan authorized by this by-law shall come into effect pursuant to Section 17(27) of the Planning Act, RSO 1990, as amended.
5. This By-law shall come into force and take effect on the day of final passing thereof.

Read a first and second time this XXth day of October, 2022.

Read a third time and finally passed this XX^h day of October, 2022.

Jamie Heffer, Mayor

Trevor Hallam, Clerk

CONSTITUTIONAL STATEMENT

PART 'A'

Part 'A' is the preamble to Amendment No. 11 to the Official Plan for the Municipality of Morris-Turnberry, and does not constitute part of this amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART 'B'

Part 'B' consisting of the following text constitutes Amendment No. 11 to the Official Plan for the Municipality of Morris-Turnberry. Part 'B' contains the housekeeping text amendment.

PART 'C'

Part 'C' is the appendix and does not constitute part of this amendment. The appendices contain the background data, planning considerations and public participation associated with this amendment. Although the attached appendices do not constitute part of the formal amendment, they do provide explanatory material. In cases where a more detailed interpretation of the amendment is required, such an interpretation will be obtained from the appendices.

PART 'A' PREAMBLE

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

1. PURPOSE

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

This Amendment will:

Agriculture

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), an ARU is permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the existing building cluster and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) and ARU is permitted in either the main dwelling or within a detached unit provided the detached ARU is located within 60 metres of the main dwelling and utilizes the same laneway.
2. Clarify that Minimum Distance Separation is not applicable to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
3. Amend the application of MDS to cemeteries such that cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.

Urban Settlement Areas

6. Incorporate provisions for Additional Residential Units (ARU) in Village settings subject to a re-zoning, supportive nitrate study and sufficient area to locate a septic system.

7. Permit single detached dwellings in all village and hamlets settings where appropriate but require multi-unit dwellings (including semi-detached and duplexes) to be established subject to re-zoning, supportive nitrate study and sufficient area to locate a septic system.
8. Permit mobile and modular homes to be utilized for detached ARUs in VR2 zones.
9. Clarify that lot creation and/or intensification is permitted based on MOE D-Series Guidelines for Nitrates and the County's Nitrate Terms of Reference.

2. LOCATION

The amendment applies to all lands within the Municipality of Morris-Turnberry.

3. BASIS

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

PART 'B'

AMENDMENT NO. 11 TO THE OFFICIAL PLAN FOR THE MUNICIPALITY OF MORRIS-TURNBERRY

1. INTRODUCTION

All of this part of the document entitled Part 'B' consisting of the following text, constitute Amendment No. 11 to the Morris-Turnberry Official Plan.

2. DETAILS OF THE AMENDMENT

2.1 The text of the Municipality of Morris-Turnberry Official Plan is hereby amended by:

- a) Amend Section 3.2 (Directions) by the addition of the following:
To recognize that a strong agricultural economy requires housing but not to allow the decentralization of general housing uses onto prime agricultural lands.

- b) Amend Section 3.3.1 by replacing all text after "established in the Zoning Bylaw" with the following:
A maximum of two (2) additional residential units accessory to a main dwelling may be permitted on farms engaged in commercial scale farming, either within the farm dwelling and/or in an accessory building. If located within an accessory building, the additional residential unit must:
 - meet MDS requirements;
 - be situated within close proximity to the existing dwelling or the existing cluster of buildings;
 - use the existing driveway for access as the main farm dwelling;
 - Have appropriate services available. The additional residence is encouraged but not required to share water and wastewater services with the existing dwelling.

Additional Residential Units will not be permitted to be severed onto a separate lot, and may not be considered for a surplus farmhouse severance.

In addition to the main dwelling and additional residential units, a farm parcel is also permitted to contain accommodations for additional farm labourers if demonstrated to be required by the farm operation. The accommodations can take multiple forms, are not limited to temporary forms of housing but must be located within close proximity to the building cluster.

On parcels in the agricultural designation which are not engaged in commercial scale farming, a total of one (1) Additional Residential Unit is permitted within the main dwelling or within an accessory building which is located in the immediate vicinity of the main dwelling, complies with Minimum Distance Separation Formulae, and utilizes the same access point and laneway. A consent for lot creation will not be permitted for Additional Residential Units.

Garden suites are also permitted on a temporary basis in a moveable structure ancillary to the dwelling and subject to the policies outlined in the Settlement Area Section. Garden suites are also permitted on a temporary basis in a moveable structure ancillary to the dwelling and subject to the policies outlined in the Settlement Area Section.

On-farm residences, whether main, additional, farm labour, garden suites, etc., shall not be permitted in areas where natural hazards present unsurmountable issues such as impracticability of floodproofing, unsafe access, issues of erosion or unstable soils, etc.

- c) Section 3.3.9. is amended by the deletion of the third paragraph and replace with the following:
All cemeteries are considered low visitation and shall be considered a Type A Land Use for the purpose of MDS.

- d) Section 3.3.7 is hereby amended by the addition of the following:
On-Farm Diversified Uses are not subject to Minimum Distance Separation requirements and are encouraged to cluster with the on-farm residence where possible.

On-Farm Diversified Uses may be subject to Site Plan Control.

- e) Amend Section 3.3.6. with the addition of the following:
Agriculturally Related Commercial and Industrial Operations are not subject to Minimum Distance Separation requirements, nor are barns required to meet MDS requirements when siting in proximity to an agricultural related commercial or industrial use.
- f) Section 6.2 is hereby amended by the deletion of “to encourage redevelopment and intensification of underutilized properties” and replaced with the following:
To encourage sustainable development which protects groundwater over the long term.
- g) Section 6.3.2. is amended by the addition of the following as the first sentence:
At this time, there is limited potential for intensification due to reliance on private services. Where demonstrated to comply with Provincial and County Nitrate standards, the efficient use of land is encouraged. In Morris-Turnberry, intensification means: infilling, rounding out of development, conversion of existing buildings to multiple units and the establishment of Additional Residential Units.
- h) Section 6.3.2.1. (Tertiary) is deleted and replaced with the following:
In Tertiary Settlement areas, minor rounding out and infilling will be permitted based on the provision of adequate services.
- i) Section 6.3.2.2. is hereby deleted.
- j) Section 6.3.3.2. is amended by the replacement of ‘Second Unit’ with ‘Additional Residential Unit’.
- k) Section 6.5.1 is hereby amended by the addition of the following:
All new development involving the creation of new lots or establishment of multiple-unit residential buildings will be supported by Hydrogeological Nitrate Studies completed in accordance with Provincial Nitrate Guidelines and the County’s Terms of Reference for Nitrate Studies. New lots will be sized to accommodate a conventional (Class 4) septic system but there is no requirement to provide a contingency bed area. Intensification of existing, undersized lots is not permitted.
- l) Section 6.5.1 is hereby amended by the deletion of ‘Second Permanent Dwelling’ and replacement with the following:
Additional Residential Unit: a self-contained residential unit with kitchen and bathroom facilities that is located within a single detached or within a building or structure which is accessory to single detached..

Additional Residential Units will be permitted in privately serviced settlement areas subject to appropriate standards of health and safety with respect to on-site sewage disposal and general lot planning. A total of one (1) Additional Residential Unit is permitted on a private serviced lot, either within the dwelling or in a building or structure accessory to the dwelling.

An Additional Residential Unit will not be permitted on a privately serviced lot that is less than 0.8 hectares (2 acres) unless supported by a Nitrate Study completed in accordance with Provincial Guidelines and the County Terms of Reference for Nitrate Studies.

Additional Residential Units are not permitted on lots which are legal non-conforming with respect to minimum lot area or existing, undersized lots.

The Zoning Bylaw will establish the zones within which Additional Residential Uses may be permitted and shall include provisions to regulate the use.

Mobile homes are permitted to be used as detached Additional Residential Units within Village and Hamlet settings subject to re-zoning.

- m) Section 6.6.1. (Low Density Residential) is amended by the replacement of the first paragraph with the following:

The primary use of land designated Residential is low density residential development. Single detached will be permitted in all areas of the Villages and Hamlets, where appropriate. Properties containing multiple units, whether Additional Residential Unit accessory to a single detached or a semi-detached or duplex, will require a re-zoning and must demonstrate compliance with Provincial Nitrate Guidelines and the County's Terms of Reference for Nitrate Studies.

New residential development, including minor rounding out and infill, shall occur at a density which allows for long term, sustainable use of private water and wastewater systems with no negative impacts to groundwater. New lots will be sized for a conventional septic bed but there is no requirement to provide a contingency bed.

Healthy neighbourhoods are inclusive of all housing needs. Uses such as group homes, hospice, overnight respite, emergency housing, transitional housing or related will be permitted in all residential areas.

In Lowertown and elsewhere as appropriate, new or improved active transportation infrastructure such as walking trails should be incorporated into the design of newly developing areas.

Additional Residential Units will be permitted in privately serviced settlement areas subject to appropriate standards of health and safety with respect to on-site sewage disposal and general lot planning. A total of one (1) Additional Residential Unit is permitted on a private serviced lot, either within the dwelling or in a building or structure accessory to the dwelling.

An Additional Residential Unit will not be permitted on a privately serviced lot that is less than 0.8 hectares (2 acres) unless supported by a Nitrate Study completed in accordance with Provincial Guidelines and the County Terms of Reference for Nitrate Studies.

Additional Residential Units are not permitted on lots which are legal non-conforming with respect to minimum lot area or existing, undersized lots.

The Zoning Bylaw will establish the zones within which Additional Residential Uses may be permitted and shall include provisions to regulate the use.

Mobile homes are permitted to be used as detached Additional Residential Units within Village and Hamlet settings subject to re-zoning.

- n) Section 6.6.1 (Medium and High Density) is renamed 'Medium Density' and amended with the addition of the following as the first sentence:

Where multiple unit developments are proposed, the lot density will be based on conventional septic systems as outlined in the County of Huron's Nitrate Study Terms of Reference. Should full services become available, the development standards will be amended to reflect.

- o) Section 6.6.1 (Medium Density) b. is hereby deleted.

- p) Section 6.5.6.e is hereby deleted and replacement with the following:

Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, the County's Terms of Reference for Nitrate Studies and all lots will be sized for conventional septic systems. There is no requirement to provide a contingency bed area.

- q) Section 6.6.7.d is deleted and replaced with the following:

Lot sizes will be sufficient to accommodate the proposed method of servicing over the long term. Where septic systems are proposed, developments will comply with the provincial groundwater protection criteria for nitrates, the County's Terms of Reference for Nitrate Studies and all lots will be sized for conventional septic systems. There is no requirement to provide a contingency bed area.

- r) Section 6.6.8.i is amended by the deletion of all text after "as per standards established by" and replace with the following: Provincial Guidelines D-5-4 and the County Terms of Reference for Nitrate Studies.

PART 'C'

APPENDICES

The appendices do not form part of the amendment but are for information purposes only.

Background

The purpose and effect of the General Update is primarily to include updated direction and clarification for Additional Residential Units, the application of Minimum Distance Separation, and requirements for compliance with Provincial nitrate guidelines to ensure the long term protection of groundwater in privately serviced areas.

This is an amendment under Sections 17 and 21 of the Planning Act and not a Five Year Review under Section 26 of the Planning Act.

This Amendment will:

Agriculture

1. Incorporate policies and provisions to permit Additional Residential Units in the agricultural area as follows:
 - a. On commercial scale farms (AG1), an ARU is permitted in either or both of the main dwelling and detached unit provided the detached ARU is located within 60 metres of the existing building cluster and utilizes the same laneway.
 - b. On small agricultural holdings (AG4) and ARU is permitted in either the main dwelling or within a detached unit provided the detached ARU is located within 60 metres of the main dwelling and utilizes the same laneway.
2. Clarify that Minimum Distance Separation is not applicable to On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.
3. Amend the application of MDS to cemeteries such that cemeteries are treated as a Type A Land Use (single distance) rather than a Type B Land Use (double distance).
4. Expand permissions for on-farm accommodation for farm labour to building types other than a mobile home.

Urban Settlement Areas

6. Incorporate provisions for Additional Residential Units (ARU) in Village settings subject to a re-zoning, supportive nitrate study and sufficient area to locate a septic system.
7. Permit single detached dwellings in all village and hamlets settings where appropriate but require multi-unit dwellings (including semi-detached and duplexes) to be established subject to re-zoning, supportive nitrate study and sufficient area to locate a septic system.
8. Permit mobile and modular homes to be utilized for detached ARUs in Village settings.
9. Clarify that lot creation and/or intensification is permitted based on MOE D-Series Guidelines for Nitrates and the County's Nitrate Terms of Reference.

THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

DRAFT BY-LAW - 2022

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. The text amendments of this by-law shall apply to all lands within the Municipality of Morris-Turnberry.
2. The mapping amendments of this by-law shall apply to the properties legally described as:
XXXXXXXXXX
3. Section 2 is hereby amended by the addition of the following in alphabetical order:

Dwelling with Supports:

Means a residence for the short or long term accommodation of persons who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. This shall include, for example, a group home, transitional housing, hospice, respite care, crisis care facility but shall not include a hotel or motel.

Additional Residential Unit:

Means an additional residential unit shall be an accessory dwelling unit with its own kitchen, sanitary facilities and bedroom(s)/sleeping area.

On-Farm Diversified Use:

Means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products. On-farm diversified uses may include accessory retail of goods produced on the property or goods produced on farms located within a 50km radius to a limited scale.

4. Section 2 is hereby amended by the replacement of the term 'dwelling, multiple attached' with 'dwelling, rowhouse'.
5. Section 2 is amended by the deletion of 'Group Home'
6. Section 3.18 is amended by the addition of the following:
A Garden Suite may transition to a permanent Additional Residential Unit provided it meets the provisions of the appropriate section of this Bylaw.
7. Section 3 is hereby amended by the addition of Section 3.52 (On Farm Diversified Uses) as follows:
3.52 On Farm Diversified Uses
 - Are secondary to the principal agricultural use of the property, are operated by the persons residing on the farm and do not interfere with the farm operation and do not conflict with the surrounding uses.

- Do not cause a traffic or safety concern and provide safe access onto an open public road.
 - Obtain relevant permits from the Health Unit.
 - Agri-tourism uses and Value Added agricultural uses under 1 hectare in size are permitted in the AG1 zone. Uses larger than 1 hectare shall be permitted in the AG3 zone.
 - The area calculation should consider the total area of buildings, structures, outdoor storage, landscaped areas, wells and septic systems, berms, laneways and parking areas but discount those areas which are shared between the agricultural uses and the on-farm diversified use.
 - Buildings can occupy a maximum of 20% of the allowable area calculation. Where a building is proposed to accommodate for on-farm events, the maximum is 120 persons seated capacity or 20% of the allowable area calculation, whichever is less.
 - 25% of the floor area of a building containing an agri-tourism or value added agricultural uses be used for retailing products grown/produced on the farm and goods produced on farms within a 50km radius.
 - Servicing (e.g. private and/or public water & sewage services) for the agri-tourism and value added agricultural uses must be located within the maximum 1 hectare area.
 - Buildings for agri-tourism uses & value added agricultural uses shall be clustered together with buildings for the principle agricultural use of the property.
 - MDS shall not apply to on-farm diversified uses and thus are encouraged to cluster with the on-farm dwelling.
 - Site Plan Control will apply to all agri-tourism on-farm diversified uses.
8. Section 3.34.6 is amended by the addition of the following:
The prohibition on mobile homes does not apply to mobile homes utilized as Additional Residential Units (ARU) in any zone where ARUs are otherwise permitted.
9. Section 3 is hereby amended by the deletion of Section 3.45 (Temporary Accommodation for Workmen).
10. Section 3 is amended by the addition of Section 3.53 as follows:
- 3.53. Additional Residential Unit (ARU)
Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to permit the construction of an Additional Residential Unit as an accessory use to a single-detached dwelling in the permitted zones:
- 3.40.1. In urban settings, a maximum of one Additional Residential Unit is permitted per property. In the commercial scale agricultural settings (AG1), a maximum of two Additional Residential Units is permitted per property with one unit within or attached to the main residence and one within a detached structure. In the small holding agricultural settings (AG4), a maximum of one Additional Residential Units is permitted per property within or attached to the main residence or within a detached structure.
- 3.40.2 One (1) additional on-site parking space is provided for the ARU in addition to the parking for the main dwelling.
- 3.40.3 An exterior stairway provided for the ARU shall not be located in the front yard.
- 3.40.4 As permitted, where an ARU is contained within an accessory building, the following provisions apply:
- Section 4.4.3.2 when located in the AG1 zone provided the maximum separation from the main dwelling is 60 metres;

- Section 7.5 when located in the AG4 zone provided the maximum separation from the main dwelling is 60 metres;
- Section 16.6 when located in the VR2 zone.

3.40.5 Maximum Building Size

When detached and located in a VR2 zone, the structure containing the ARU shall be no greater than 75% of the gross area of the main floor of the dwelling including attached garages provided the total buildings do not exceed the maximum lot coverage.

3.40.6 Notwithstanding any other provisions of this By-law to the contrary, an ARU located within an accessory building in the agricultural area shall not be established closer to neighbouring livestock facilities than the legally established single detached dwelling to which it is accessory to unless the ARU complies with Minimum Distance Formulae (MDS).

11. Section 4.2 is hereby deleted and replaced with the following:
 - Section 4.2 Accessory Uses
 - Detached Dwelling (including mobile home) accessory to Agriculture
 - Converted dwelling
 - Dwelling with Support
 - On Farm Diversified Use
 - Additional Residential Unit(s) (total of 2) with one (1) within the main dwelling and/or one (1) within a detached structure accessory to Main Dwelling
 - Residential units for farm labour, accessory to agriculture
 - Commercial Greenhouse less than 2 acres in size
 - Anaerobic Digester

12. Section 4.3 is amended by the addition of the following:
 - Additional Residential Unit within a detached structure including but not limited to a mobile home
 - One multi-unit residential building for farm labour including a rowhouse

13. Section 4 is hereby amended by the addition of Section 4.4.4. as follows:
 - 4.4.4.a. Additional Residential Unit in Accessory Structure
 - Permitted with a maximum separation of 60 metres measured from the main dwelling;
 - Utilize the same laneway as the main dwelling
 - Comply with setbacks as listed in 4.4.3.2;
 - Comply with Minimum Distance Separation Formulae to barns on separately titled lots.

14. Section 4 is hereby amended by the addition of Section 4.4.4.b as follows:
 - 4.4.4.b. Farm Labour Housing

Where additional residential accommodation is demonstrated to be required by commercial scale farms, on-farm labour housing is permitted provided it:

 - be located such that the farm labour dwelling is a maximum distance of 60 metres of the main dwelling or if no main dwelling exists, a maximum distance of 60 metres from the largest building (eg. livestock barn, greenhouse, etc);
 - utilize the same laneway as the dwelling or in the case of new dwelling, the facility served by the on-farm labour (eg. greenhouse or barn);
 - comply with setbacks as listed in 4.4.3.2.; and
 - comply with Minimum Distance Separation Formulae to barns on separately titled lots.

15. Sections 4.5, 5.6 and 6.7 is hereby amended with the addition of the following:

Minimum Distance Separation is not applied to or from On-Farm Diversified Uses or Agricultural Commercial Industrial (AG3) uses.

16. Section 4.5, 5.6 and 6.7 is hereby amended with deletion of 'For Closed or Inactive Cemeteries' and replaced with the following:

Application of MDS to Cemeteries

"All cemeteries located outside of the settlement areas of the Municipality are considered Low Visitation Cemeteries. Low Visitation Cemeteries (whether Closed or Open) shall be classified as Type A Land Use for purposes of MDS".

17. Section 4 is amended by the merging of Sections 4.8 and 4.10 under 4.8.

18. Section 4 is hereby amended by the addition of the following as the new 4.10:

4.10. On Farm Diversified Uses

On-farm diversified uses are permitted accessory to an agriculture use in accordance with Section 3.53 and the provisions of the AG1 zone.

19. Section 7.2 is amended by the deletion of "limited" after "agricultural use".

20. Section 7.5 is hereby amended by the addition of the following:

7.5.2 Accessory Buildings

Notwithstanding the direction in Section 3.4, accessory buildings not containing livestock are required to meet the following interior side and rear yard minimum setbacks:

For buildings 10 square metres or less: 1.5 metre

For buildings greater than 10 square metres but less than 100 square metres: 3 metres

For buildings 100 square metres or greater: 5 metres.

21. Section 7.5.3 is hereby added as follows: :

7.5.3 Accessory Building Containing Livestock

Notwithstanding any provision of this by-law to the contrary, an accessory building containing livestock may be established subject to the following:

- Front Yard (minimum): 17 metres
- Exterior Side Yard (minimum): 17 metres
- Interior Side Yard (minimum): 10 metres
- Rear Yard (minimum): 10 metres
- Building height (maximum): 12 metres
- Must be located in rear or interior side yard.
- Compliance with Minimum Distance Separation Formula. Where the yard setbacks as required by MDS are not the same as above, the larger of the two setbacks applies.

22. Section 14.1 is hereby amended deleted and replaced with the following:

Permitted Uses

- single residential dwelling
- uses accessory to the permitted uses

23. Section 14.4. (Lot Area or Partial and Private Septic) is hereby deleted and replaced with the following:

14.4. Lot Area (minimum) –4000 square metres (1.0 acre)

24. Section 15.1 is hereby deleted and replaced with the following:
16.1 Permitted Uses
16.1.1. single detached dwelling
16.1.2. a semi-detached dwelling
16.1.3. a duplex dwelling;
16.1.4. conversion of single detached dwelling to a total of 2 units;
16.1.5. dwelling with support in single detached dwelling
16.1.6. uses accessory to the permitted uses
25. Section 16.2 is hereby deleted and replaced with the following:
16.2. Accessory Uses
16.2.1. home occupation
16.2.2. an Additional Residential Unit (ARU) accessory to an unconverted single detached dwelling;
16.2.3. a home occupation is permitted in an Additional Residential Unit where otherwise permitted.
26. Section 15.3. is hereby deleted and replaced with the following:
16.4.1. Single detached dwelling – as per Section 14.4.
16.4.2. All other dwelling types
Lot Area (minimum) – 8000 square metres (2.0 acre)
Lot Frontage (minimum) – 46 metres
Lot Depth (minimum) – 46 metres
Front Yard (minimum) – 7.5 metres
Interior Side Yard Depth (minimum) – 3 metres
Exterior Side Yard Depth (minimum) – 7.5 metres
27. Section 20 is hereby amended by the addition of the following:
20.5.3.. Community Facilities for Communities Relying on Horse Drawn Transportation
A community facility serving communities who rely on horse drawn transportation are permitted in an Agricultural Special Zone or Community Facility zone subject to the following:
- The community facility cannot be separated from the farm.
- One dwelling is permitted accessory to the community facility and must be removed should said community facility be discontinued.
- Comply with Minimum Distance Separation Formulae to barns on separately titled lots as a Type A land use (single distance).
28. Section 14.5.3 is hereby amended by the deletion of '4 metres' and replacement with '6 metres.
29. Section 14.5.2. is hereby deleted and replaced with the following:
14.5.2 Ground Floor Area (maximum)
For lots less than 1 acre – 90 square metres
For lots 1 acre and greater – 115 square metres
30. Section 15.5.2. is hereby deleted and replaced with the following:
Section 14.5.2. applies.
31. Section 15.5.3. is hereby deleted and replaced with the following:
Section 14.5.3. applies.
32. All other provisions of By-law 45-2014 shall apply.

33. 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	DAY OF	, 2022.
READ A SECOND TIME ON THE	DAY OF	, 2022.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2022.

Jamie Heffer, Mayor

Trevor Hallam, Clerk

SCHEDULE 1
CORPORATION OF THE MUNICIPALITY OF HOWICK
BY-LAW - 2022

By-law - 2022 has the following purpose and effect:

1. The purpose and effect of the General Update is primarily to include direction in the Howick Official Plan and Zoning By-law to address housing needs including:

- permit Additional Residential Units (ARU) in agricultural settings;
- permit additional Residential Units (ARU) in village settings where lots are large enough to address long term water quality considerations;
- increase minimum lot sizes to ensure that future residential development (lot creation and increasing the number of units per property) is completed in accordance with provincial nitrate criteria and addresses long term water quality considerations; and
- minor housekeeping items such as updates to definitions and general provisions.

The proposed General Update Amendment proposes primarily text changes to the Official Plan and Zoning By-law and select mapping changes.

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 detail map showing the location to which this by-law applies are found on the following pages and are entitled Schedule 2.

SCHEDULE 2
THE CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY
DRAFT BY-LAW - 2022

