

THE CORPORATION OF THE TOWN OF HAWKESBURY

BY-LAW N° 72-2024

A by-law to propose authorize a Zoning By-law Amendment for file N° D14-147

WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, Chapter 13, as amended, the proposal of amending the Zoning By-law N° 20-2018, for prohibiting the use of land for such purposes as may be set out in this by-law and for prohibiting the erection, location or use of buildings or structures for or except for such purposes as may be set out in this by-law within the said lands, and;

WHEREAS under the Section 34 of the *Planning Act*, R.S.O. 1990, c.p. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures, and;

WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met, and;

WHEREAS the Council of the Corporation of the Town of Hawkesbury deems expedient to amend By-law N° 20-2018, being the Zoning By-law of the Town of Hawkesbury.

NOW THEREFORE, the Council of the Corporation of the Town of Hawkesbury hereby enacts as follows:

1. **THAT** the lands shown shaded and outlined in heavy black on Schedule "A" (attached to and forming part of this By-law) shall be the lands affected by this By-law.
2. **THAT** the Zoning Map Schedule A of Zoning By-law N° 20-2018 is hereby amended by changing the zoning on the affected site:

From Community Core Commercial Zone (CC) to:

- Community Core Commercial Zone with Exception (CC-1) for Lots 4 and 5 on Registered Plan M-21

3. **THAT** Section 3.6.1 "Community Core Commercial Zone (CC)" standards of By-law N° 20-2018 is hereby amended by adding a new section 3.6.1.1 EXCEPTION ZONES, and by numbering the new Subsection in the text and on the schedule with the next number in sequence. That new Subsection is as follows:

3.6.1.1 EXCEPTION ZONES

3.6.1.1 (1) **THAT** notwithstanding the required provisions listed in Section 3.6.1, the following shall apply on the lot zoned Community Core Commercial Zone – Exception (CC-1):

- Outdoor Display Area, Open Storage, Open Storage Area are permitted uses on the property
- Despite the requirements in Section 2.29 – Outdoor Storage, Sales and Display, the required setbacks of the open storage area to the side and rear lot lines are decreased from five metres (5 m) to one metre (1 m).

4. **THAT** the mayor and the Clerk hereby authorized to execute all documents as recommended by Council, to give effect to this present.
5. **THAT** this By-law shall be deemed to have come into force and effect on December 9, 2024.

**READ A FIRST, SECOND AND ADOPTED UPON THIRD READING
THIS 9th DAY OF December 2024.**

Robert Lefebvre, Mayor

Sonia Girard, Clerk