

THE CORPORATION OF THE TOWN OF HAWKESBURY

BY-LAW N° 73-2024

A by-law to propose authorize a Zoning By-law Amendment for file N° D14-148

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-2) for Lot 7 and Part of Lot 8 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 (2) **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-2):

- Recreational Vehicle Sales is a permitted use on the property
- Despite the requirements of Section 2.25 – Loading Requirements, the required number of loading spaces is reduced from two spaces to one space
- Despite the requirements of Section 2.31 – Parking of Bicycles, the required four bicycle parking spaces may be located on the abutting lot at 157 John Street.

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