



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3689-2024**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED
(7000 County Road 18, Roll 0706 000 020 12601)**

WHEREAS pursuant to the provisions of the Planning Act, Section 34, the Council of a Municipality may enact By-Laws to regulate the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited;

AND WHEREAS By-Law No. 2965, as amended regulates the use of land and the use and erection of buildings and structures within the Township of Augusta;

AND WHEREAS the Municipal Council of the Corporation of the Township of Augusta deems it desirable to amend Zoning By-Law No. 2965, as amended, under Section 34 of the Planning Act, R.S.O. 1990, as amended;

NOW THEREFORE the Council of the Corporation of the Township of Augusta hereby enacts as follows:

1. **THAT** Section 7.9.4 Exception Zones is amended by adding the following sub-section:

7.9.4.2 Rural Commercial Exception Two Zone (CR-X2)

Notwithstanding the Permitted Uses stated in Section 7.9.1, on lands zoned Rural Commercial – Exception 2 (CR-X2), the following use shall also be permitted:

(a) **Wildlife Conservation and Management Contractor Service – Retail Store**, defined as follows: means a building used by a wildlife conservation and nuisance wildlife management contractor business and includes facilities for staff administration or management of the business and may include the wholesale and retail sales of goods, wares, merchandise, substances, articles or things related to wildlife conservation and management. Accessory use may include a storage facility building for related goods and wares storage.

(b) Notwithstanding the provisions of Section 6 and 7.9 the following provisions shall be applicable:

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|-------|--|---------------------------------|
| (i) | Maximum Accessory Building Height: | 7.5 m |
| (ii) | Maximum Accessory Building Gross Floor Area: | 418 sq.m. |
| (iii) | For the Wildlife Conservation and Management Contractor Service – Retail Store use, the following shall apply: | |
| | Parking Spaces: | Eighteen (18) (minimum) |
| | Loading Space: | One (1) loading space (minimum) |

2. **THAT** Schedule D of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands located at 7000 County Road 18, from Rural Commercial Zone – CR to Special Exception Rural Commercial Two Zone – CR-X2, as shown on Schedule A of this By-Law.

3. **THAT** Zoning By-Law 2965 is amended hereby to give effect to the foregoing but Zoning By-Law 2965 shall remain in all other respects, in full force and effect save as may be amended otherwise or dealt with hereafter.

4. **THAT** this By-Law shall come into force on the date it is passed by the Council of the Corporation of the Township of Augusta subject to:

- (a) The expiration of the time period specified for the filing of objections by the Notice of Passing of this By-Law, provided that no Notice of objection has been filed within the time period specified; or
- (b) The approval of the By-Law by the Ontario Land Tribunal, where an objection to the approval of this By-Law has been filed within the time period specified in the Notice of Passing of this By-Law.

Read a first, second, and third time and finally passed this 26th day of February, 2024.


MAYOR


CLERK

SCHEDULE A to BY-LAW 3689-2024

To amend Schedule D of Zoning By-Law 2965, as amended

Applicable to Current Roll No. 0706 000 020 12601, 7000 County Road 18
(CR zone to be CR-X2 zone)

