



**THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW NUMBER 3741-2024
BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2965, AS AMENDED
(Con. 1, Pt. Lot 15 & 16; 1534 Blue Church Road)**

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 7.13.4 Exception Zones is amended by adding the following sub-section:

7.13.4.2 Industrial Park Exception Two Zone (MP-X2)

Notwithstanding the provisions of Section 6 and Section 7.13 hereof to the contrary, on the parcel of land known as 1534 Blue Church Road in the Township of Augusta and zoned 'MP-X2' on Schedule A to By-law No. 3741-2024, the following provisions shall apply:


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|---|---|
| (a) Holding Symbol | The Holding provision H-MP-X2 applies to restrict new development subject to the Municipality's approval of sufficient archaeological assessment and holding symbol removal. |
| (b) Maximum gross floor area of any Accessory Building or Structure | No maximum |
| (c) Landscaped Open Space | Landscaped open space may include naturally vegetated areas which are not maintained |
| (d) Loading Space | Minimum of one (1) loading space for each industrial-type building |
| (e) Barrier Free Parking | Barrier free parking requirements shall be calculated on the basis of the gross floor area of accessible buildings

Buildings that are excepted from accessible requirements under the Ontario Building Code do not require barrier free spaces |

(f) Location of Parking Spaces	A parking space may be located anywhere on the property regardless of distance to the principal, accessory, or temporary use.
(g) Minimum Number of Parking Spaces	0.4 spaces per 100 m ² of gross floor area
(h) Setback to Industrial Uses	Shall be measured from the principal use industrial building and shall be no less than 70m
(i) Temporary Buildings or Structures During Construction	Temporary buildings or structures shall be permitted to remain on-site until the final phases of land development are complete
(k) Maximum Lot Coverage	50%
(l) Maximum Building/Structure Height, including accessory buildings/structures	55m
(m) Height Exceptions	Despite the maximum building/structure height, a storage silo tank, mechanical fixture, cooling tower, exhaust stack, or industrial gas structure may project above the maximum height
(n) Setback Exemptions	Despite any provisions to the contrary, minimum lot line setbacks do not apply to: sound barriers, fencing, berms, stormwater ponds, utility installations, underground features (including cisterns, duct banks, culverts, or pipelines), or temporary or permanent signage

2. **THAT** Schedule H of By-Law 2965, as amended, is hereby amended by changing the zone symbol of the subject lands from Industrial Park – MP zone to Industrial Park Exception Two Zone (MP-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 12th day of November, 2024.



 MAYOR

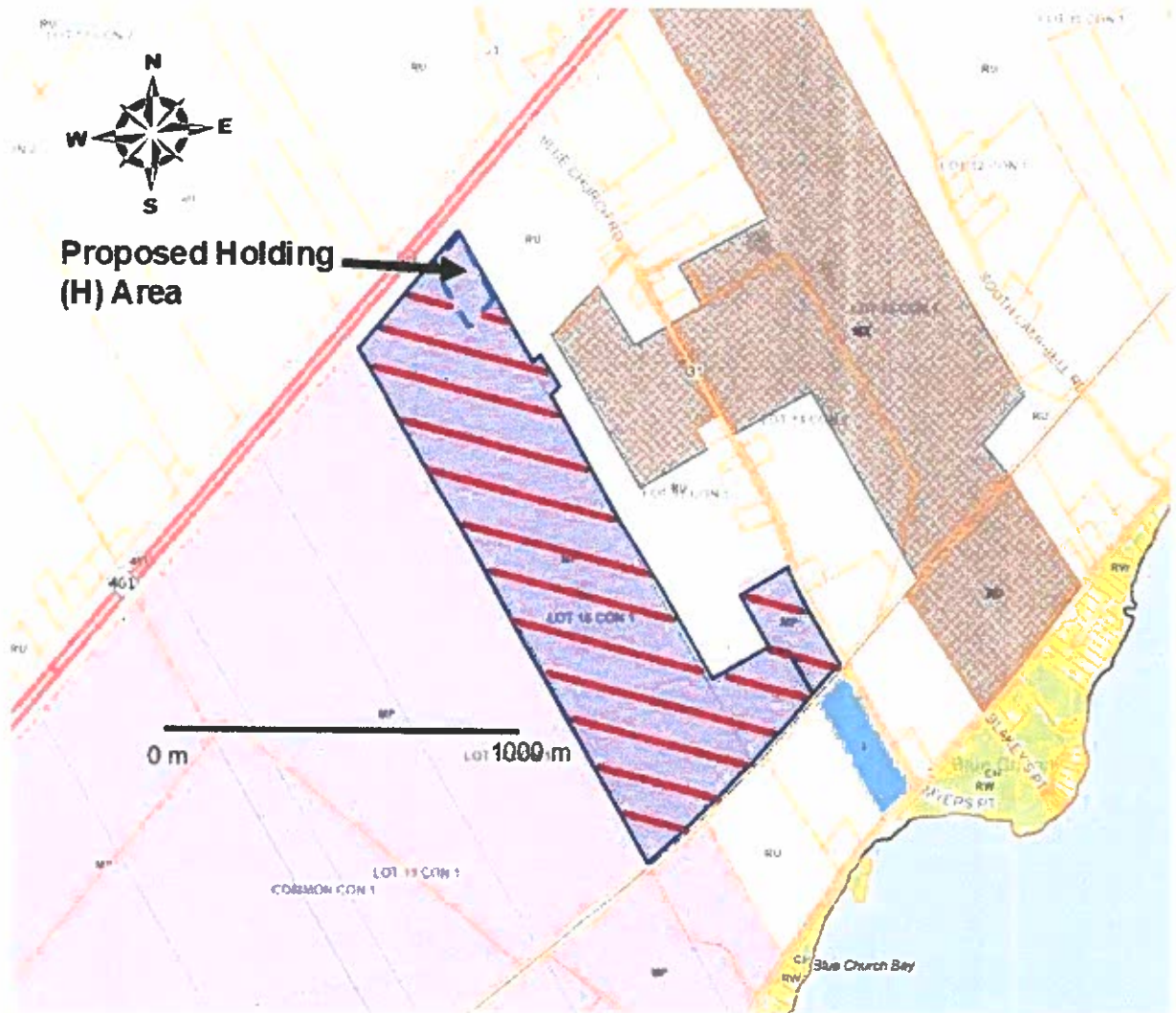


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**SCHEDULE A to BY-LAW 3741-2024
(Con. 1, Pt. Lot 15 & 16; 1534 Blue Church Road)**

**To amend Schedule H of Zoning By-Law 2965, as amended
Applicable to Roll Nos. 0706 000 055 08300 & 0706 000 050 06801**

MP zone to be MP-X2 zone and Holding provision applicable to restrict new development in the identified area



**To be rezoned from MP, Industrial Park Zone to
MP-X2, Special Exception Industrial Park Zone**



**To be rezoned from MP, Industrial Park Zone to
H-MP-X2, Holding-Special Exception Industrial
Park Zone**