

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 61-2017

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

Section 1: The properties located on part of Lot 24, Concession 4 in the former Township of Cambridge, now in The Nation Municipality, County of Russell, shown on Schedule "A", attached to and forming part of this By-Law, shall be the properties affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Rural Zone (RU)" to "Commercial Highway - Exception (CH-X6)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.9.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.9.4.6 CH-X6, Part of Lot 24, Concession 4 in the former Township of Cambridge

Notwithstanding Section 5.9, "Commercial Highway Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the lands zoned CH-X6 the following uses shall be permitted exclusively:

Agricultural Co-op	Agricultural Machinery Sales and Services
Agricultural Related Commercial Use	Auto Repair Garage
Automotive Sales Establishment	Automotive Recycling Yard
Building Supply and Lumber Outlet	Contractor's Yard
Custom Work Shop	Equipment Rental Establishment Domestic
Equipment Sales, Rental or Storage Establishment	Fuel Depot
Garden Centre	Mini-Warehouse and Public Storage
Public Service Use	Public Utility
Recreational Commercial Establishment	Recreational Vehicle Sales and Storage
Transportation Depot	Veterinary Establishment
Warehouse	Welding Shop

Section 4: For the purpose of this By-Law, an "**Automotive Recycling Yard**" shall mean a facility where used vehicles are processed for the selling of used parts, mainly via the shipping to other businesses. The same facility can also receive used metal to be shipped to recycling depots or wrecking yard.

Section 5: For the purpose of this By-law, a "**Contractor's Yard**" shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, but may include a retail business, sales counter or a wholesale business as an accessory use.

Section 6: All other provisions of By-Law 2-2006 shall continue to apply.

Section 7: Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended.

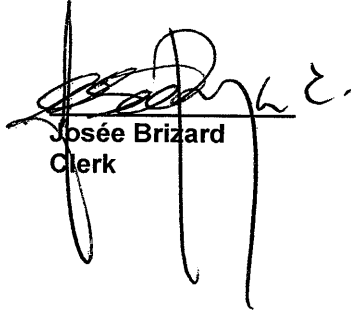
**READ FIRST AND SECOND TIME
READ A THIRD TIME AND PASSED**

this 12th day of June 2017

this 12th day of June 2017



**François St. Amour
Mayor**



**Josée Brizard
Clerk**

NOTE EXPLICATIVE

But et effet du Règlement # 61-2017

Les propriétés concernées par cette modification au règlement de zonage 2-2006 sont localisées sur une partie du lot 24, concession 4 de l'ancien canton de Cambridge.

La modification a pour but de modifier la catégorie de zonage du terrain pour permettre un lotissement commercial sans services municipaux.

EXPLANATORY NOTE

Purpose and Effects of By-Law #61-2017

The properties affected by this amendment to Zoning By-Law 2-2006 are located on part of Lot 24, Concession 4 of the former Township of Cambridge.

The purpose of the amendment is to modify the zoning category of the property to allow a commercial subdivision without municipal services.

