

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. xx-25

*A By-Law to Amend By-Law 50-12, as amended
Being a By-Law to regulate the use of land and use of buildings and structures within
the Municipality of North Grenville, for the zoning of lands located at 2973 – 2979
County Road 43*

WHEREAS By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

AND WHEREAS the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands located at 2973 – 2979 County Road 43 to re-zone the subject lands from Shopping Centre Commercial – Exception Zone (C4-5) to Highway Commercial – Exception Zone (C3-36) to permit a wide variety of highway commercial uses and specify the total gross leasable floor area.

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a By-law;

NOW THEREFORE the Council of the Municipality of North Grenville enacts as follows:

1. The area affected by this By-law is 2973-2979 County Road 43, indicated on Schedule “A” attached hereto and forming part of this by-law.
2. That Schedule “C” of By-law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule “A” attached hereto Shopping Centre Commercial – Exception Zone (C4-5) to Highway Commercial – Exception Zone (C3-36) to permit a wide variety of highway commercial uses and specify the total gross leasable floor area.

19.4.1 Special Provisions

3. That Section 19 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Subsection 19.4.1, as follows:

(jj) C3-36 (2973-2979 County Road 43)

- i. Notwithstanding the provisions of Sub-section 19 hereof to the contrary, on the lands zoned Highway Commercial – Exception Zone (C3-36) the following provisions shall apply:

- Gross leasable floor area (Maximum) 3000 m²
- Loading spaces (maximum) 1
- Parking spaces (minimum) 70
- Parking space dimensions (minimum) 2.74 m (width) by 5.5 m (length)
- Landscape Buffer Strip (minimum)
 - i. Abutting County Road 43 1.5 m
 - ii. Abutting interior lot lines 1.5 m

4. Schedule “A4” to By-law No. 50-12, as amended, is hereby further amended in accordance with Schedule “A” attached hereto and forming part of this By-law.
5. Schedule “A” attached hereto form part of this By-law.
6. This By-law shall come into force and take effect on the date of passing subject to the provisions of the Planning Act, R.S.O. 1990 as amended.

PASSED AND ENACTED
THIS DAY OF , 2025

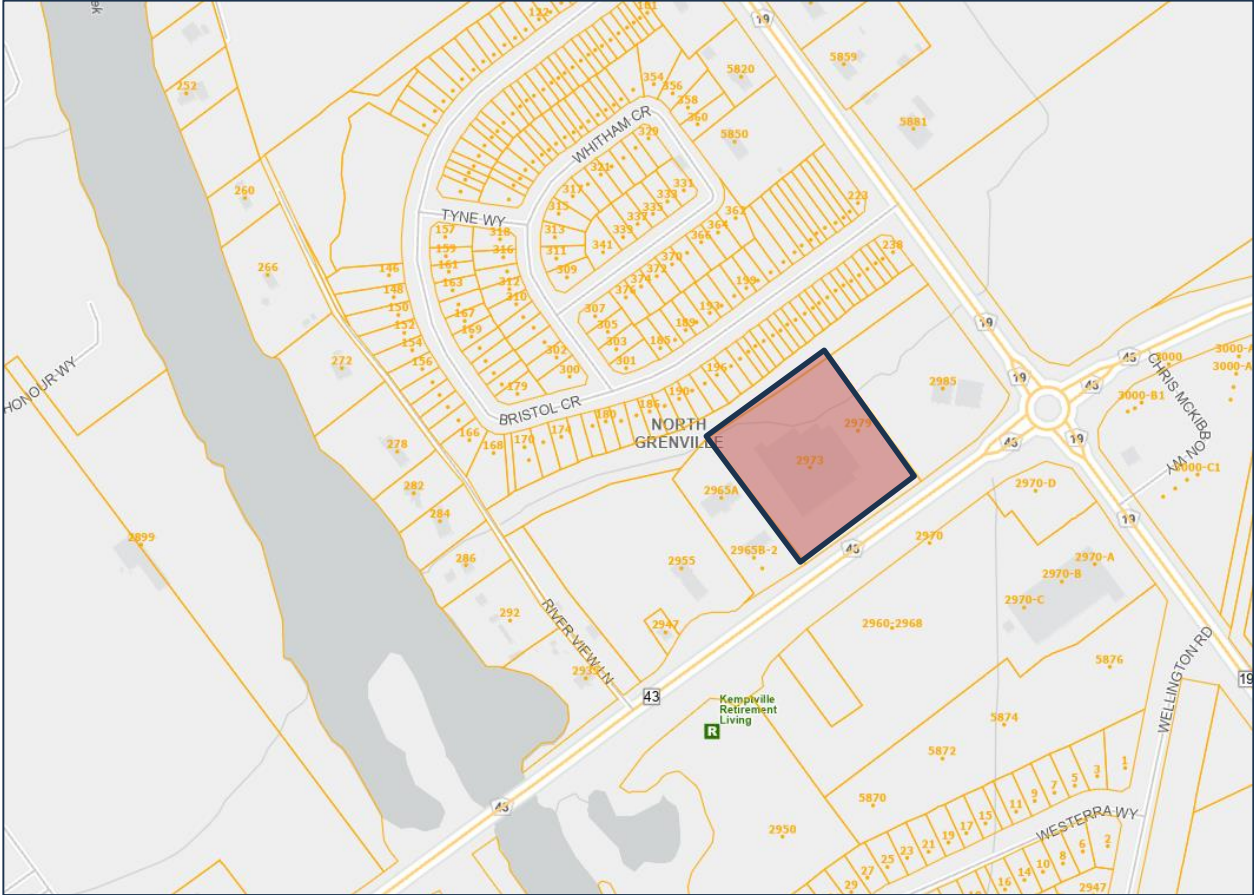
NANCY PECKFORD
Mayor

KAITLIN BOS
Clerk

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "A" to By-Law No. xx-25

This Map forms part of the By-Law



Subject Lands:
2973-2979 County Road 43

 **Lands to be zoned Highway Commercial – Exception Zone (C3-36).**