

**Corporation of the Township of Nipissing  
678 Sunset Cove Road**

**BY-LAW NO. 2021 - 52**

**“Being a By-law to Amend Zoning By-law 2020-20, as amended”**

**WHEREAS** the Corporation of the Township of Nipissing has received an application to amend Zoning By-law 2020-20 as amended;

**AND WHEREAS** Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Council of a municipality to pass Zoning By-laws to regulate the use of land, buildings or structures in accordance with section 34(1) of the Planning Act Planning Act, R.S.O. 1990, c.P.13.

**NOW THEREFORE** the Council of the Corporation of the Township of Nipissing enacts that By-law 2020-20, as amended is hereby amended as follows:

1. Section 5.13 shall be added following Section 5.12. Section 5.13 shall read as follows:

***“5.13 SPECIAL ZONE NO. 13 (678 Sunset Cove Road)***

*Notwithstanding any other provision of this By-law on Part of Lot 10 and All of Lot 9, Concession 18, in the Township of Nipissing being 678 Sunset Cove Road, the following applies:*

***5.13.1 Zone Boundaries***

*The zone boundaries of the Special Zone No. 13 (SZ 13) are identified on the Schedule to this By-law.*

***5.13.2 Permitted Uses***

*In addition to the permitted uses of the Rural (RU) Zone, the storage of ice huts and ice bungalows shall be permitted within the Special Zone No. 13 (SZ 13) in accordance with the following:*

- a) A maximum of 40 ice huts/ice bungalows shall be permitted.*
- b) The storage area for ice huts and ice bungalows is limited to 0.6 hectares.*
- c) A maximum of one driveway from Birchgrove Drive West is permitted to access the ice hut/ice bungalow storage area.*
- d) A minimum vegetative buffer of 25 metres is required along the western property boundary adjacent to Sunset Cove Road.*

*e) A minimum vegetative buffer of 15 metres is required along the northern property boundary adjacent to Birchgrove Drive West with the exception of the area required for the driveway.*

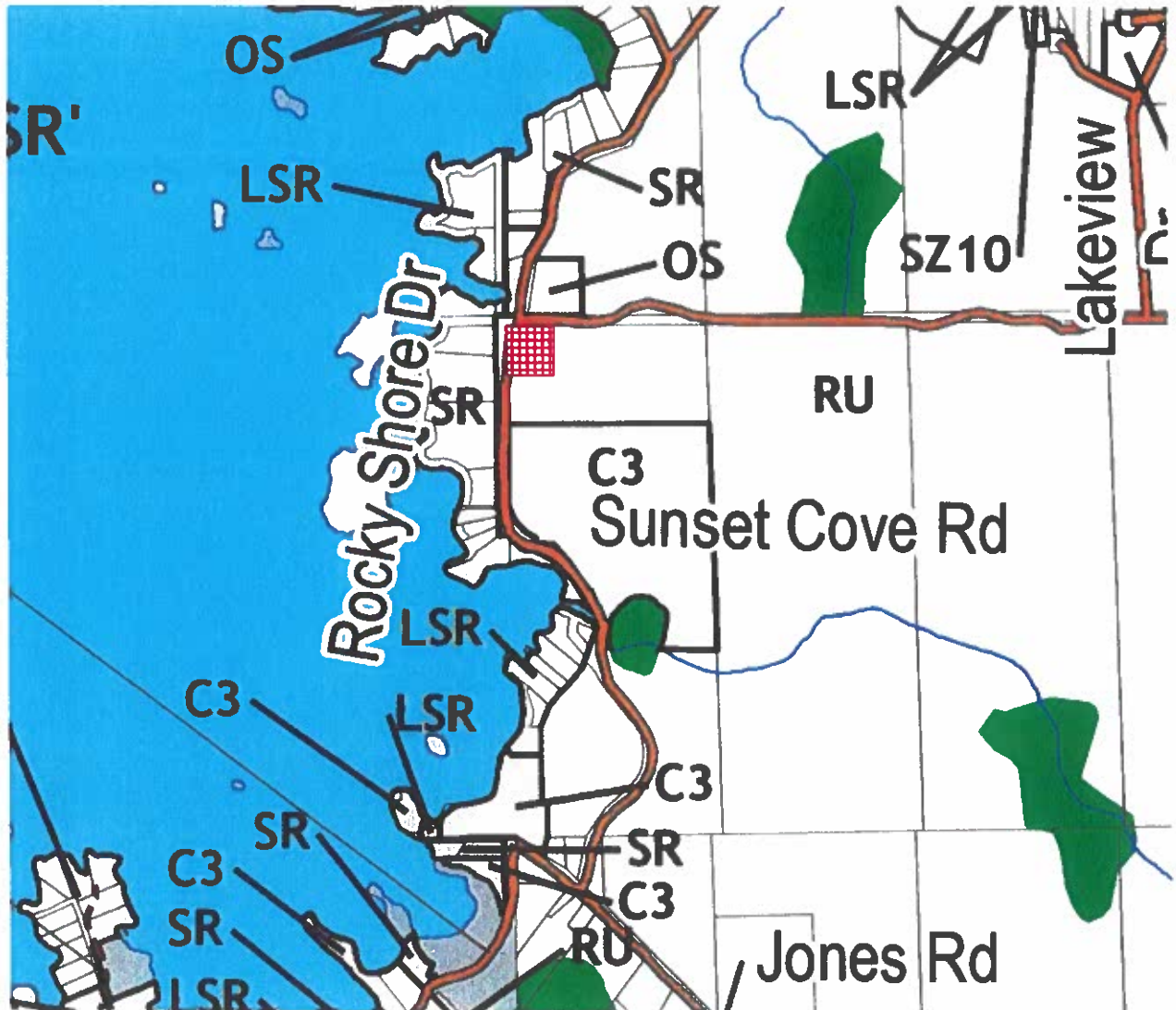
2. Schedule A to Zoning By-law 2020-20 shall be amended in accordance with Schedule 'A1', attached hereto.

Read a first, second and third time and passed this 16<sup>th</sup> day of November, 2021.

  
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Mayor

  
\_\_\_\_\_  
Municipal Administrator-Clerk Treasurer

Schedule A1 to By-law No. 2021 - 52



Lands to be rezoned from the Rural (RU) Zone to the Special Zone No. 13 (SZ 13)