

Corporation of the Township of Nipissing
Part Lot 30, Concession 7, Ponderosa Road

BY-LAW NO. 2025 - 21

“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. That Section 5.21 shall be added following Section 5.20. Section 5.21 shall read as follows:

“5.21 SPECIAL ZONE NO.21 (Part Lot 30, Concession 7, Ponderosa Road)

Notwithstanding any other provision of this By-law, on the property located on Part Lot 30, Concession 7, Ponderosa Road, in the Township of Nipissing, the following applies:

5.21.1 Zone Boundaries

The zone boundaries of the Special Zone No. 21 (SZ 21) are identified on Schedule A1 to this By-law. The permitted uses and regulations of the Rural (RU) Zone shall apply to Special Zone No. 21 (SZ 21).

5.21.2 Regulations

Within the Special Zone No. 21 (SZ 21), the following provisions shall apply:

- a) A minimum lot frontage of 50 metres.”*

2. That Section 5.22 shall be added following Section 5.21. Section 5.22 shall read as follows:

“5.22 SPECIAL ZONE NO.22 (Part Lot 30, Concession 7, Ponderosa Road)

Notwithstanding any other provision of this By-law, on the property located on Part Lot 30, Concession 7, Ponderosa Road, in the Township of Nipissing, the following applies:

5.22.1 Zone Boundaries

The zone boundaries of the Special Zone No. 22 (SZ 22) are identified on the Schedule A1 to this By-law.

5.22.2 Regulations

Within the Special Zone No. 22 (SZ 22), the following provisions shall apply:

a) Only a driveway shall be permitted.

3. 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 15th day of July, 2025.



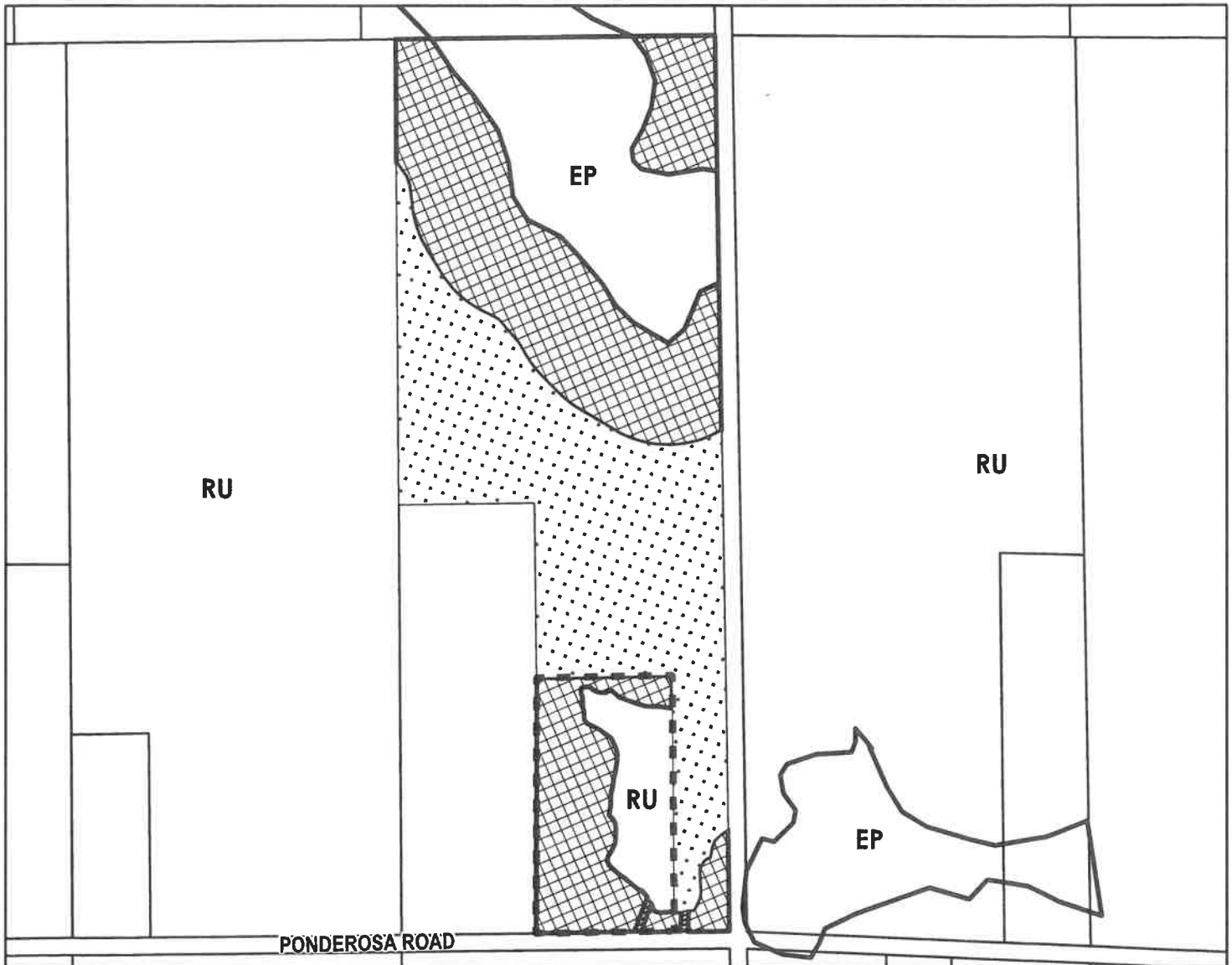
Dave Yemm, Mayor



Kris Croskery-Hodgins
Municipal Administrator-Clerk-Treasurer

Schedule 'A1'

Lot 30, Concession 7
Township of Nipissing
District of Parry Sound



Lands to be rezoned from the Rural (RU) Zone to the SZ 22 Zone



Lands to be rezoned from the Rural (RU) Zone to the SZ 21 Zone



Lands to be rezoned from the Rural (RU) Zone to the Environmental Protection (EP) Zone

This is Schedule 'A' to Zoning By-law 2025-21
Passed this 15th day of July, 2025

Mayor

Clerk

[Signature]
[Signature]