

Corporation of the Township of Nipissing
707 Sunset Cove Road

BY-LAW NO. 2025 - 06

"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 5.20 shall be added following Section 5.19. Section 5.20 shall read as follows:

"5.20 SPECIAL ZONE NO.20 (707 Sunset Cove Road)

Notwithstanding any other provision of this By-law, on the property located at 707 Sunset Cove Road, in the Township of Nipissing, the following applies:

5.20.1 Zone Boundaries

The zone boundaries of the Special Zone No. 20 (SZ 20) and the Environmental Protection (EP) Zone are identified on the Schedule A1 to this By-law.

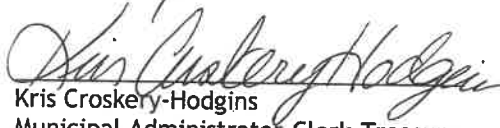
5.19.2 Regulations

Within the Special Zone No. 20 (SZ 20), the following provisions shall apply:

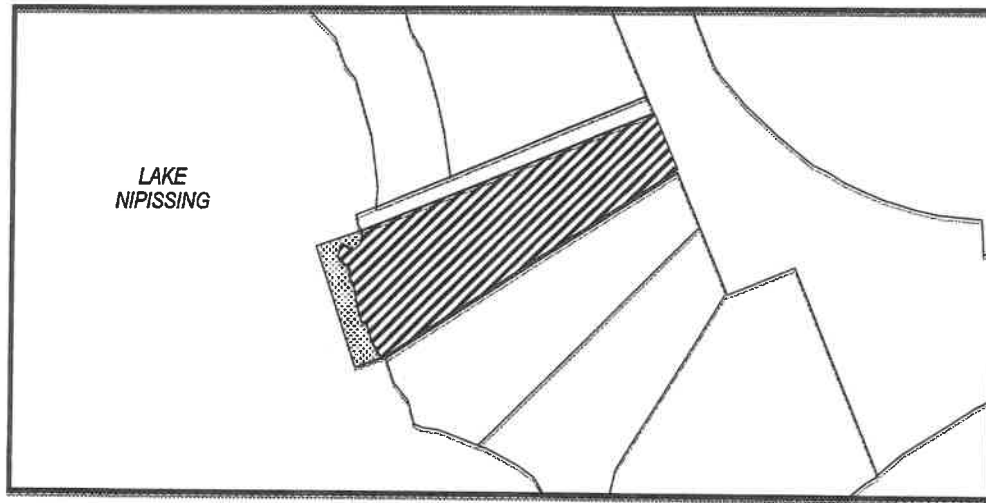
- a) *The minimum setback for a single unit dwelling shall be 20 metres from any water body or normal ordinary water's edge.*
 - b) *The minimum interior side yard setback for a single unit dwelling shall be 2.7 metres from the northern interior lot line.*
 - c) *The maximum permitted lot coverage shall be 13.5%.*
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 on this 21st day of January, 2025.


Dave Yemm, Mayor


Kris Croskery-Hodgins
Municipal Administrator-Clerk-Treasurer

Schedule A1 to By-law No. 2025 - 06



Lands to be rezoned from the Residential Shoreline (RS) Zone to the Special Zone No. 20 (SZ 20)



Lands to be rezoned to the Environmental Protection (EP) Zone