

Corporation of the Township of Nipissing
Part Lot 25, Concession 2, 89 Cedar Crescent

BY-LAW NO. 2025 - 25

“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, 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 5.23 shall be added following Section 5.22. Section 5.23 shall read as follows:

“5.23 SPECIAL ZONE NO.23 (Part Lot 25, Concession 2, 89 Cedar Crescent)

Notwithstanding any other provision of this By-law, on the property located on Part Lot 25, Concession 2, 89 Cedar Crescent, in the Township of Nipissing, the following applies:

5.23.1 Zone Boundaries

The zone boundaries of the Special Zone No. 23 (SZ 23) are identified on Schedule ‘A’ to this By-law. The permitted uses and regulations of the Environmental Protection (EP) Zone shall apply to Special Zone No. 23 (SZ 23).

5.23.2 Regulations

Within the Special Zone No. 23 (SZ 23), the following provisions shall apply:

- a) No buildings and structures shall be permitted within 30 metres of the Special Zone No. 23 (SZ 23).”*

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

Read a first and second time on the 16th of September, 2025.

Read a third time and finally passed on the 16th of September, 2025.



Mayor



Municipal Administrator-Clerk-Treasurer

Per:

SCHEDULE 'A'

Part of Broken Lot 25, Concession 2, Reference
Plan 42R-20631 and 42R-7846

Concession 2,
Township of Nipissing, District of Parry Sound



Lands to be rezoned to the Special Zone No. 23 (SZ 23) Zone

This is Schedule 'A' to Zoning By-law 2025- 25
Passed this 16th day of September, 2025

Per: Mayor
[Signature]
Municipal Administrator-Clerk-Treasurer