

Corporation of the Township of Nipissing
79 Hinchberger Bay Road and 95 Hinchberger Bay Road
Part Lot 9, Concession 19

BY-LAW NO. 2026 - 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 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 the property located at 79 Hinchberger Bay Road, Part Lot 9, Concession 19, be rezoned from the Open Space (OS) Zone to the Shoreline Residential (RS) Zone, as shown on Schedule 'A1';
2. That the property located at 95 Hinchberger Bay Road, Part Lot 9, Concession 19, be rezoned from the Shoreline Residential (SR) Zone to the Special Zone No. 26 (SZ 26), as shown on Schedule 'A1';

3. That Section 5.26 be added in accordance with the following:

5.26 SPECIAL ZONE NO. 26 (95 Hinchberger Bay Road)

Notwithstanding the other provisions of this By-law, on Part Lot 9, Concession 19, being 95 Hinchberger Bay Road, the following applies:

5.26.1 Zone Boundaries

The zone boundaries of Special Zone No. 26 (SZ 26) are identified on the Schedules of this By-law.

5.26.2 Permitted Uses

The permitted uses and regulations of the Shoreline Residential (SR) Zone shall apply to Special Zone No. 26 (SZ 26).

5.26.3 Regulations

The following shall apply within Special Zone No. 26 (SZ 26):

- Minimum Lot Area: 4,400 square metres.

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

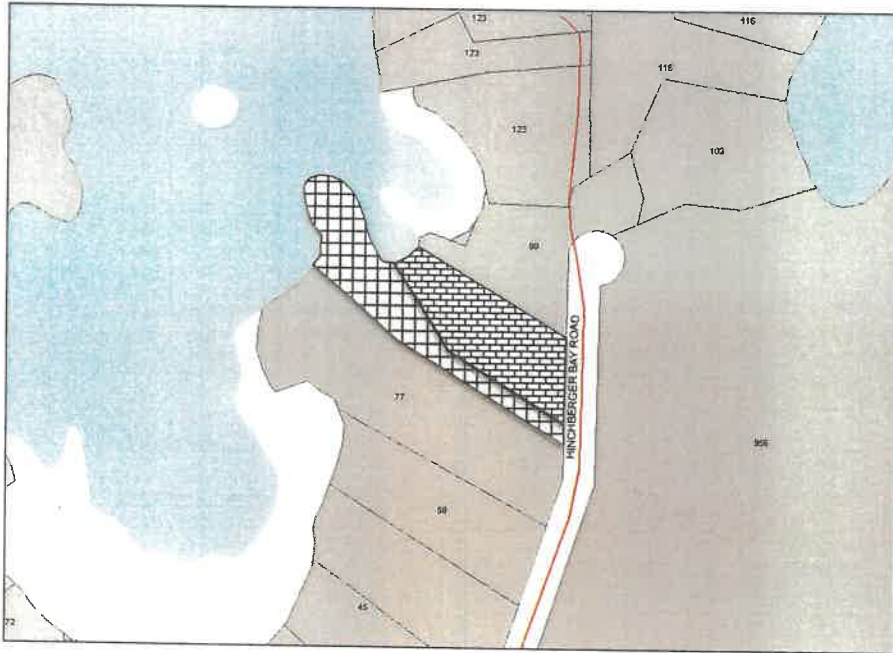
Read a first, second and third time and passed this 16th of June, 2026.


Dave Yemm, Mayor


Kris Croskery-Hodgins,
Municipal Administrator-Clerk-Treasurer

SCHEDULE 'A1'

79 Hinchberger Bay Road and 95 Hinchberger Bay Road
Part Lot 9, Concession 19
Township of Nipissing, District of Parry Sound

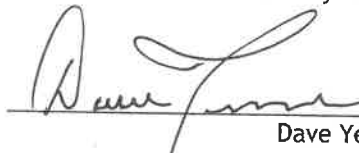


Lands to be rezoned from the Open Space (OS) Zone to the Shoreline Residential (SR) Zone



Lands to be rezoned from the Shoreline Residential (SR) Zone to Special Zone No. 26 (SZ 26)

This is Schedule 'A1' to Zoning By-law 2026-25
Passed this 16th day of June, 2026


Dave Yemm, Mayor


Kris Croskery-Hodgins,
Municipal Administrator-Clerk-Treasurer