

ZONING BY-LAW NO. 1-2025

Amending Comprehensive Zoning By-Law 2-2006

**Corporation of The Nation Municipality**

Part of Lot 30, Concession 3, former Township of Cambridge  
now The Nation Municipality  
583 Limoges Road

prepared by

The Nation Municipality  
958, Route 500 west  
Casselman ON. K0A 1M0

# CORPORATION OF THE NATION MUNICIPALITY

## BY-LAW NO. 1-2025

**BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;**

**WHEREAS** By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

**WHEREAS** an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

**AND WHEREAS** the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

**NOW THEREFORE**, the Council of the Corporation of The Nation Municipality enacts as follows:

**Section 1:** The property located on part of Lot 30, Concession 3 in the former Cambridge, now in The Nation Municipality, County of Russell, shown on Schedule "A", attached to and forming part of this By-Law shall be the property affected by this By-Law.

**Section 2:** Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Institutional Zone (I)" to "Institutional Zone Exception (I-X4)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

**Section 3:** Subsection 5.11.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraph:

5.11.4.4 I-X4, 583 Limoges Road, Limoges

Notwithstanding Section 5.11, "Institutional Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned I-X4, two accessory apartments and independent accommodation quarters shall also be permitted, the minimum interior side and rear yard shall be 3 metres and a 2.4 metres opaque wooden fence shall be installed along the property line of civic numbers 30 Anouk Street and 595 Limoges Road .

For the purpose of this By-Law, an "independent accommodation quarter" shall mean one or more buildings used exclusively as a sleeping and living accommodation without a full kitchen as they shall have full access to the general kitchen of the residence. The buildings shall be comparable to the rooms already existing within the nursing residence and shall be seen more independent.

**Section 4:** All provisions of By-Law 2-2006 shall continue to apply.

**Section 5:** Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended.

**READ FIRST AND SECOND TIME  
READ A THIRD TIME AND PASSED**

this 24<sup>th</sup> day of March 2025  
this 24<sup>th</sup> day of March 2025

\_\_\_\_\_  
**Francis Briere  
Mayor**

\_\_\_\_\_  
**Aimee Roy  
Clerk**

## **NOTE EXPLICATIVE**

### **But et effet du Règlement # 1-2025**

La propriété concernée par cette modification au règlement de zonage 2-2006 est localisée sur une partie du lot 30, concession 3 de l'ancien canton de Cambridge et porte le numéro civique 583 chemin Limoges.

La modification a principalement pour but des unités d'habitation indépendantes.

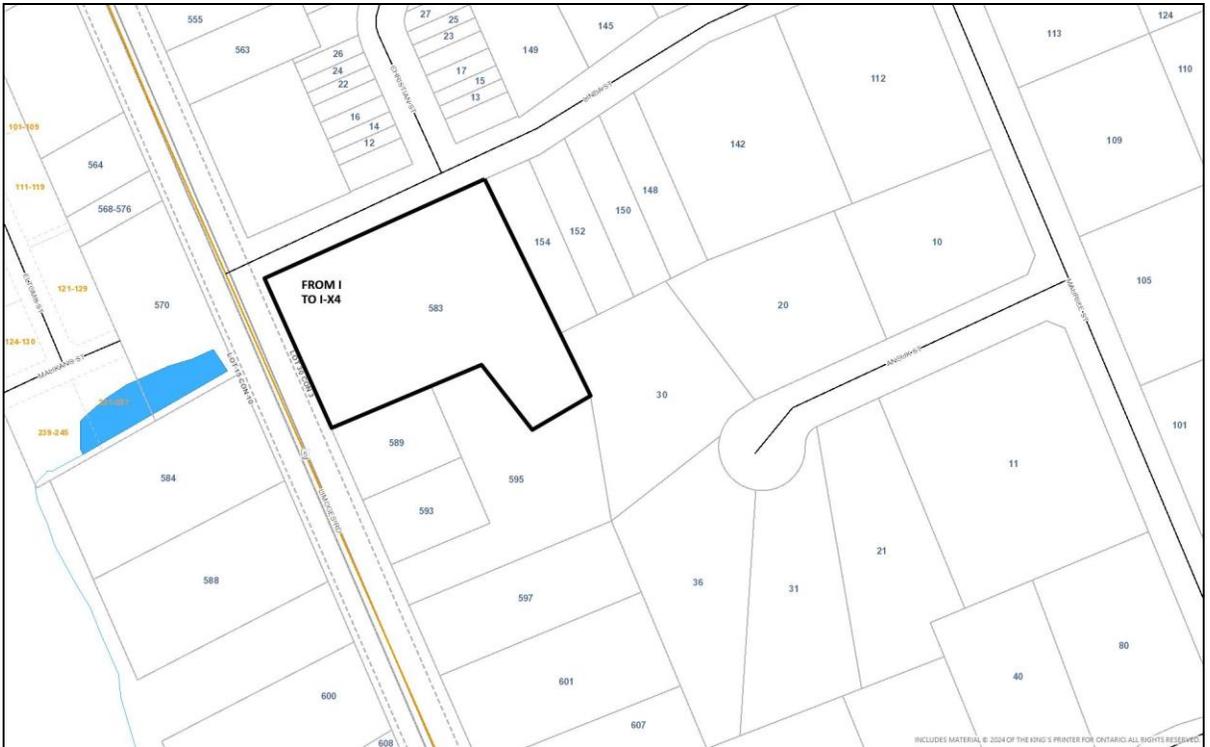
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## **EXPLANATORY NOTE**

### **Purpose and Effects of By-Law # 1-2025**

The property affected by this amendment to Zoning By-Law 2-2006 is located on part of Lot 30, Concession 3 of the former Township of Cambridge and bears civic number 583 Limoges Road.

The purpose of the amendment is to mainly allow independent accommodation unit.



<p>Area(s) affected by this by-law</p> <p>Part of Lot 30, Concession 3 in the former Township of Cambridge, now The Nation Municipality.</p> <p>Certificate of Authenticity</p> <p>Schedule “A” to By-Law No. 1-2025</p>  <p>_____ Francis Briere Mayor</p>	<p>This plan is Schedule “A” to Zoning By-Law 1-2025 passed the 24<sup>th</sup> day of March 2025.</p> <p>Prepared by:</p> <p>The Nation Municipality 958, Route 500 west Casselton ON. K0A 1M0</p>  <p>_____ Aimee Roy Clerk</p>
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