

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 24th day of March 2025
this 24th 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.

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 24th day of March 2025.</p> <p>Prepared by:</p> <p>The Nation Municipality 958, Route 500 west Casselman ON. K0A 1M0</p> <p>Aimee Roy Clerk</p>
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