

**ZONING BY-LAW NO. 129-2024**

Amending Comprehensive Zoning By-Law 2-2006

**Corporation of The Nation Municipality**

Part of Lot 28, Concession 1, former Township of Cambridge  
now The Nation Municipality

prepared by

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

**CORPORATION OF THE NATION MUNICIPALITY**

**BY-LAW NO. 129-2024**

**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 28, Concession 1 in the former Township of 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 "Rural Zone (RU)" AND "Residential Low Density – Holding (R1-H)" to "Rural Zone Exception – Holding (RU-X45-H)", the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

**Section 3:** Subsection 5.17.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.17.4.45      RU-X45,      Pt. Lot 28, Conc. 1

Notwithstanding Section 5.17 "Rural Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned RU-X45, the minimum lot frontage shall be 22 metres.

**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 28<sup>th</sup> day of October 2024  
this 28<sup>th</sup> day of October 2024

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

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**Aimée Roy  
Clerk**

## **NOTE EXPLICATIVE**

### **But et effet du Règlement # 129-2024**

La propriété concernée par cette modification au règlement de zonage 2-2006 est localisée sur une partie du lot 28, concession 1 de l'ancien canton de Cambridge, au sud du lotissement Cambridge Forest Estate.

La modification a pour but de modifier la catégorie de zonage de la propriété à rurale exception utilisation différé (RU-X45-H) afin d'établir la façade minimum du terrain à 22 mètres et d'avoir un contrôle sur le développement futur. Cette modification est l'une des conditions d'approbation de la demande de morcellement B-35-2024.

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## **EXPLANATORY NOTE**

### **Purpose and Effects of By-Law # 129-2024**

The parcel of property affected by this amendment to zoning by-law 2-2006 is located on part of lot 28, concession 2 of the former township of Cambridge and south of Cambridge Forest Estate Subdivision.

The purpose of the amendment is to change the zoning category of the property to rural exception holding (RU-X45-H) to establish the minimum lot frontage to 22 metres and control future development. This amendment is one of the approval conditions of severance file B-35-2024.

