

ZONING BY-LAW NO. 37-2024

Amending Comprehensive Zoning By-Law 2-2006

Corporation of The Nation Municipality

Part of Lot 30, Concession 2, former Cambridge
113-119 Ottawa Street

prepared by

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

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 37-2024

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 properties located on part of Lot 30, Concession 2 in the former Township of Cambridge, now in The Nation Municipality, County of Russell, being Lots 111, 112 and 113 Plan H.O. Wood shown on Schedule "A", attached to and forming part of this By-Law, shall be the properties affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Residential Medium Density (R2)" to "Residential High Density - Exception (R3-X36)" the symbol of the land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.5.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.5.4.36 R3-X36, 115-117 Ottawa Street

Notwithstanding Section 5.5 "Residential High Density Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned R3-X36, the following provisions shall apply;

-Minimum Lot Area per unit: 132 m² / per dwelling unit

-Maximum lot coverage: 40%

-Maximum height: 12 metres

-Projection in side yard for balconies 1.5 metres

Section 4: All other 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 June 2024
this 24th day of June 2024

**Francis Briere
Mayor**

**Aimée Roy
Clerk**

NOTE EXPLICATIVE

But et effet du Règlement # 37-2024

Les propriétés concernées par cette modification au règlement de zonage 2-2006 sont localisées sur une partie du lot 30, concession 2 de l'ancien canton de Cambridge et portant les numéros civiques 113 t 119 rue Ottawa.

La modification a pour but de modifier la catégorie de zonage du terrain afin de construire deux blocs appartement de 21 unités chacun, de réduire l'aire minimum par unité de 400 mètres carrés à 132 mètres carrés, d'augmenter la hauteur maximum de 10,6 mètres à 12 mètres et de permettre un aire de recouvrement maximum de 40% au lieu de 15%.

Aussi une barrière de visibilité sera installée autour de la propriété pour une distance d'environ 156 metres.

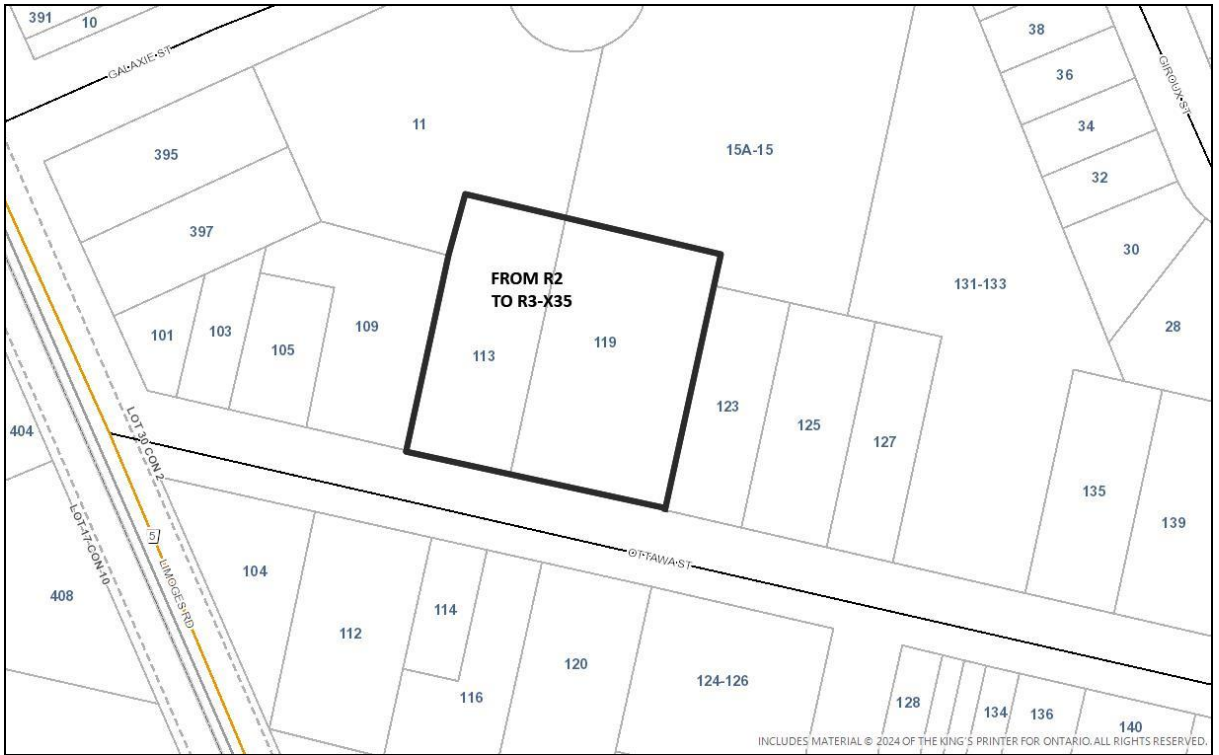
EXPLANATORY NOTE

Purpose and Effects of By-Law #37-2024

The properties concerned by this amendment to Zoning By-law 2-2006 are located on part of Lot 30, Concession 2 of the former Township of Cambridge, bearing civic numbers 113 and 119 Ottawa Street.

The purpose of the amendment is to modify the zoning category of the lot in order to build two apartment blocks of 21 units each, to reduce the minimum area per unit from 400 square metres to 132 square metres, to increase the maximum height from 10.6 metres to 12 metres and to allow a maximum coverage area of 40% instead of 15%.

Also, a visibility barrier will be installed around the property for a distance of approximately 156 metres.



<p>Area(s) affected by this by-law</p> <p>Part of Lot 30, Concession 2 in the former Township of Cambridge, now The Nation Municipality.</p> <p>Certificate of Authenticity</p> <p>Schedule "A" to By-Law No. 37-2024</p> <p>_____ Francis Briere Mayor</p>	<p>This plan is Schedule "A" to Zoning By-Law 37-2024 passed the 3rd day of June, 2024.</p> <p>Prepared by:</p> <p>The Nation Municipality 958, Route 500 west Casselton ON. K0A 1M0</p> <p>_____ Aimée Roy Clerk</p>
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