

The Corporation of the City of North Bay

By-law No. 2014-20

**A By-Law to Amend Zoning By-Law No. 28-80 to
Rezone Certain Lands on Feronia Road from a "Rural (A)" Zone to a
"Rural Residential Estate Special No. 20 (RRE SP. 20)" Zone
(Robert Gorecki and Bradley Minogue)**

Whereas the owner of the subject property has initiated an amendment to the Zoning By-law;

And Whereas the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

And Whereas it is deemed desirable to amend the zoning designation shown on Schedule "C-5" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

And Whereas Council passed Community Services Report No. 2014-02 on January 20, 2014 to approve this rezoning.

**Now Therefore The Council Of The Corporation Of The City Of North Bay
Hereby Enacts As Follows:**

- 1) Schedule "C-5" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Parcel 1473 Widdifield & Ferris, South Half of South Half of Lot 4, Concession 1, PIN 49124-0051(LT)) along Feronia Road in the City of North Bay from a "Rural (A)" zone to a "Rural Residential Estate Special No. 20 (RRE Sp. 20)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Rural Residential Estate Special No. 20 (RRE Sp. 20)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.20:
 - "11.2.20 "Rural Residential Estate Special No. 20 (RRE Sp. 20)"
 - 11.2.20.1 The property description of this "Rural Residential Estate Special No. 20 (RRE Sp. 20)" is Parcel 1473 Widdifield & Ferris, South Half of South Half of Lot 4, Concession 1, PIN 49124-0051(LT) along Feronia Road in the City of North Bay as shown on the attached Schedule and on Schedule "C-5".
 - 11.2.20.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Residential Estate Special No. 20 (RRE Sp. 20)" except for the following uses:
 - single detached dwellings
 - local park and playground
 - hobby farm
 - accessory uses to the above; and
 - accessory home based businesses in accordance with Section 3.35.

11.2.135.2 (b) The regulations for this "Residential Multiple Third Density Special No. 135 (RM3 Sp. 135)" zone are as follows:

- i) No part of any sewage disposal system may be located, constructed or installed closer than 45 metres to the shoreline of Doule Lake
- ii) The minimum front yard setback for the main building shall be 30 metres
- iii) An undisturbed vegetated buffer shall be maintained within 15 metres of the normal water's edge of Doule Lake except for one (1) accessory structure no larger than 10 square metres and a 4 metre wide pathway.

11.2.20.3 The use of land or building in this "Rural Residential Estate Special No. 20 (RRE Sp. 20)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 28-80 is further amended by inserting "Rural Residential Estate Special No. 20 (RRE Sp. 20)" as shown on Schedule "B" to this By-law.
- 5)
 - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.
 - b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
 - c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

Read a First Time in Open Council this 20th day of January, 2014.

Read a Second Time in Open Council this 20th day of January, 2014.

Read a Third Time in Open Council and Passed this 3rd day of February, 2014.

Mayor Allan McDonald

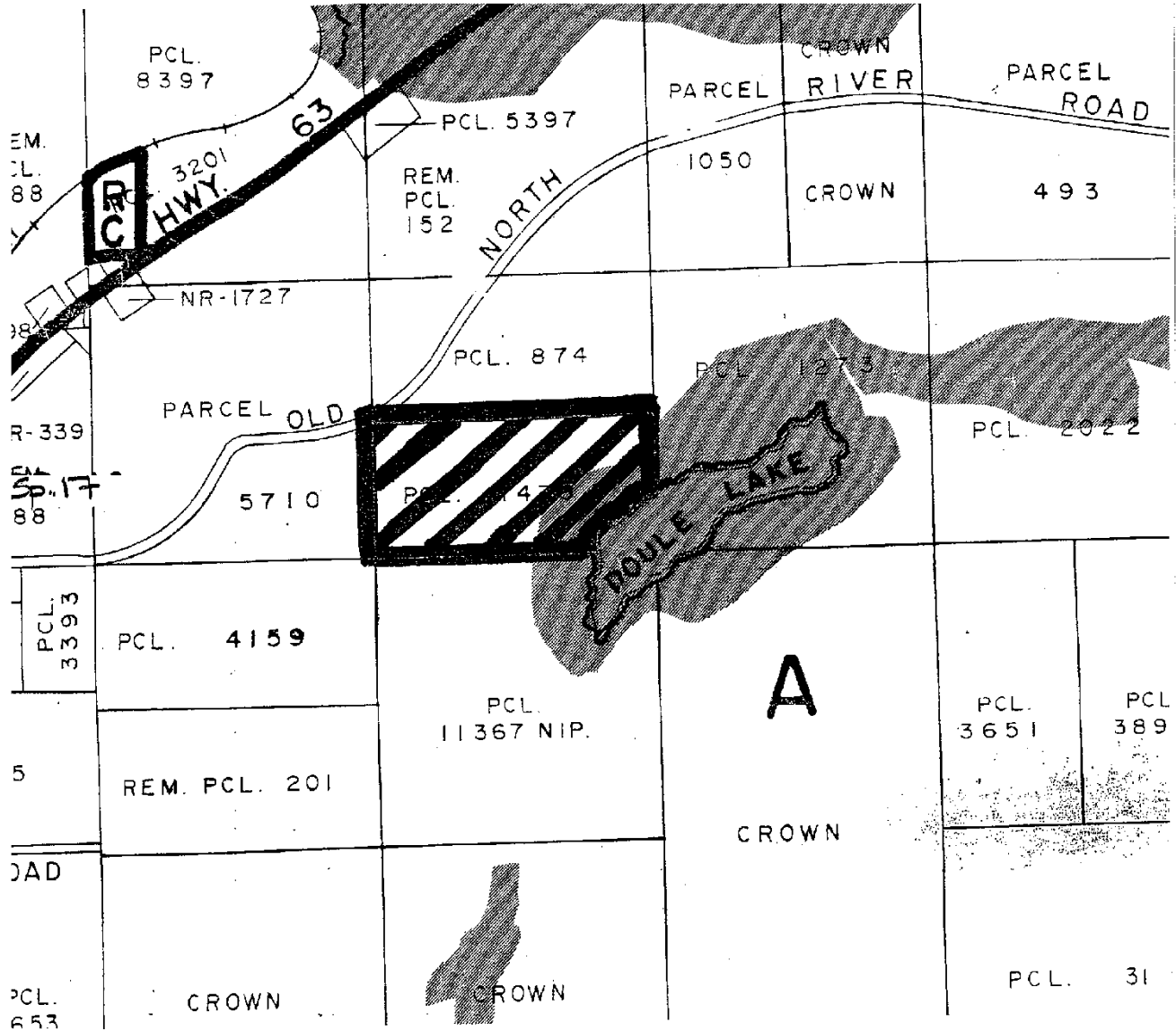
City Clerk Catherine Conrad


This is Schedule "A"
To By-law No. 2014-20

Passed the ____ day of _____ 2014

Mayor Allan McDonald

City Clerk Catherine Conrad



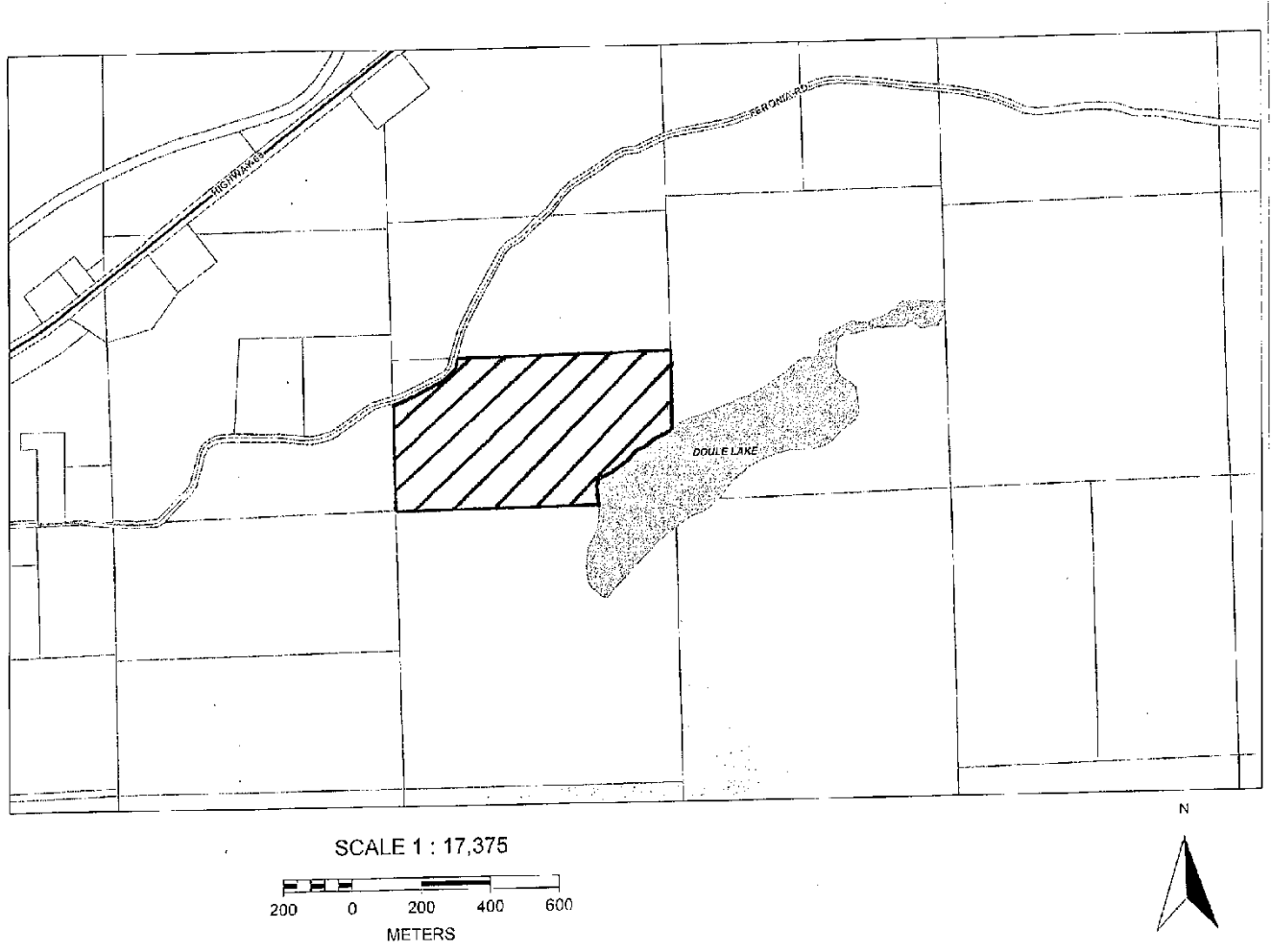

 Zoning By-law Amendment
 From: "Rural (A)"
 To: "Rural Residential Estate Special No. 20 (RRE Sp. 20)"


This is Schedule "B"
To By-law No. 2014-20

Passed the ____ day of _____ 2014

Mayor Allan McDonald

City Clerk Catherine Conrad



 Zoning By-law Amendment
From: "Rural (A)"
To: "Rural Residential Estate Special No. 20 (RRE Sp. 20)"

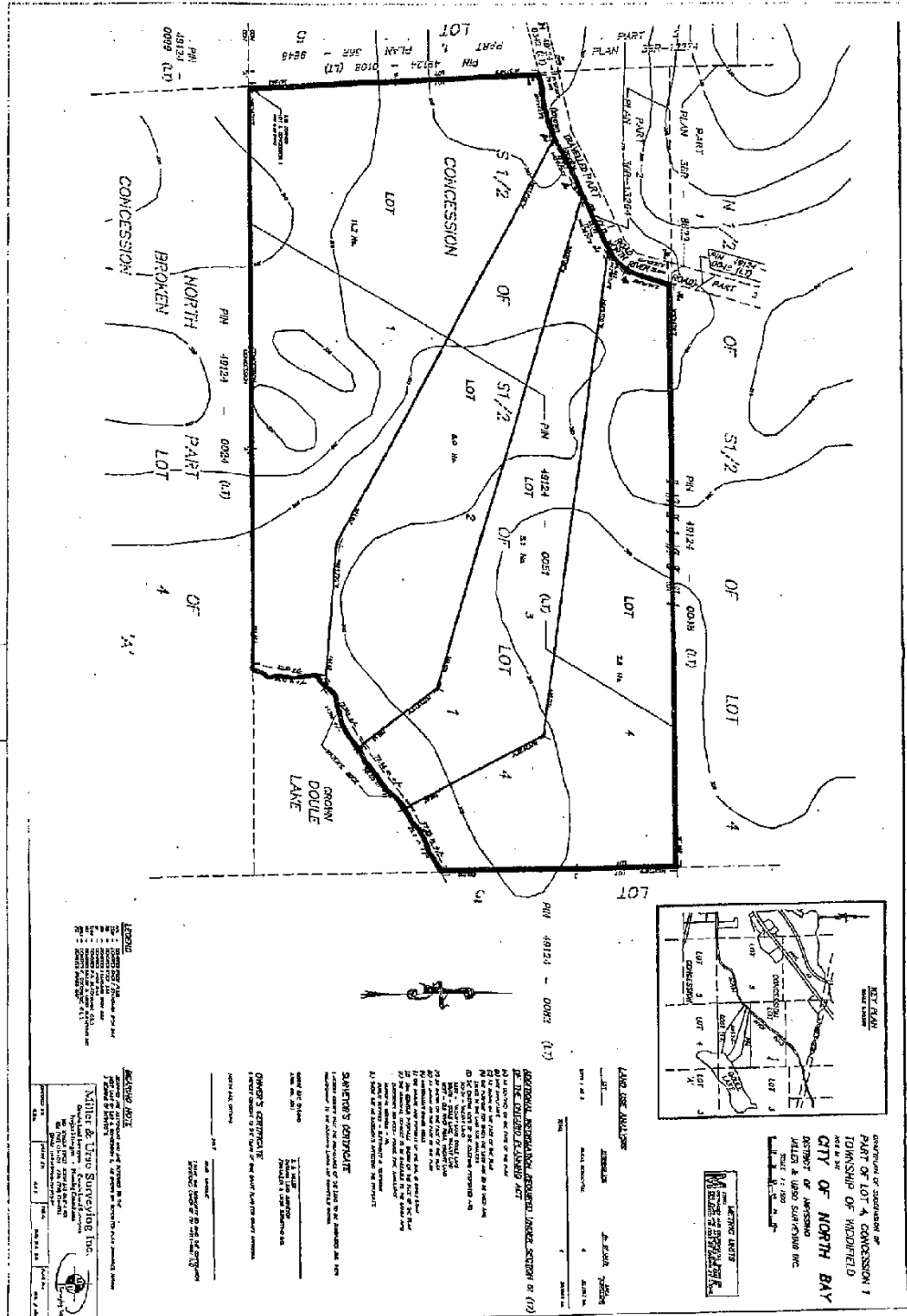
This is Schedule "C"

To By-law No. 2014-20

Passed the ____ day of _____ 2014

Mayor Allan McDonald

City Clerk Catherine Conrad



Zoning By-law Amendment
 From: "Rural (A)"
 To: "Rural Residential Estate Special No. 20 (RRE Sp. 20)"