

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2003-112

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE
CERTAIN LANDS ON CARMICHAEL DRIVE FROM AN "INDUSTRIAL HOLDING
(MH)" ZONE TO A "RESIDENTIAL THIRD DENSITY (R3)", "RESIDENTIAL
SECOND DENSITY SPECIAL ZONE NO. 89 (R2 SP. 89)", "RESIDENTIAL THIRD
DENSITY HOLDING ZONE (R3H)", "RESIDENTIAL SECOND DENSITY SPECIAL
HOLDING ZONE NO. 89 (R2 SP. 89H)"
(AIRPORT ROAD & CARMICHAEL DRIVE – DON & FERNE ODORIZZI)**

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 the owner has filed a Subdivision Application to subdivide the subject lands, City File (48T 03101);

AND WHEREAS it is deemed desirable to amend the zoning designation shown on Schedule "C7" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on July 14, 2003 to approve this rezoning.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

- 1) Schedule "C7" 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 Concession "A", Part Lot 17, Part Pcl. 5622 W/F) along Carmichael Drive in the City of North Bay from an "Industrial Holding (MH)" zone to a "Residential Third Density (R3)", "Residential Second Density Special Zone No. 89 (R2 Sp. 89)", "Residential Third Density Holding (R3H)" and "Residential Second Density Special Holding Zone No. 89 (R2 Sp. 89H)".
- 2) All buildings or structures erected or altered and the use of land in such "Residential Third Density (R3)", "Residential Second Density Special Zone No. 89 (R2 Sp. 89)", "Residential Third Density Holding (R3H)" and "Residential Second Density Special Holding Zone No. 89 (R2 Sp. 89H)" 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 11.2.89:

"11.2.89 "Residential Second Density Special Zone No.89 (R2 Sp. 89)".

11.2.89.1 The property description of this " Residential Second Density Special Zone

No.89 (R2 Sp. 89)" is Concession "A", Part Lot 17, Part Pcl. 5622 W/F along Carmichael Drive in the City of North Bay as shown on the attached Schedules and on Schedule "C7".

11.2.89.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Second Density Special Zone No. 89 (R2 Sp. 89)" except for the following uses:

- single detached dwelling;
- parks, playgrounds, non-profit uses;
- institutional use;
- accessory home based business.

11.2.89.2(b) The regulations for this "Residential Second Density Special Zone No. 89 (R2 Sp. 89)" are as follows:

- i) The minimum frontage shall be not less than 16 metres.

11.2.89.3 The use of land or building in this "Residential Second Density Special Zone No. 89 (R2 Sp. 89)" 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 "Schedule to Residential Second Density Special Zone No. 89 (R2 Sp. 89)" as shown on Schedule "C" 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 4 of O. Reg. 199/96 as amended.

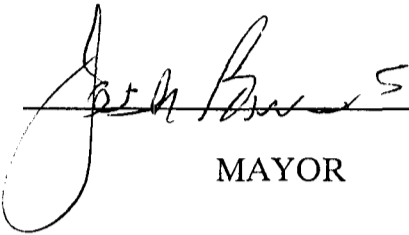
b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

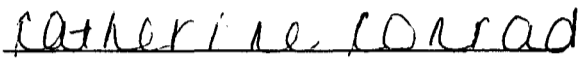
c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, 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 THE 28th DAY OF JULY
2003.

READ A SECOND TIME IN OPEN COUNCIL THE 28th DAY OF JULY
2003.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 28th DAY
OF JULY 2003.


MAYOR


CITY CLERK

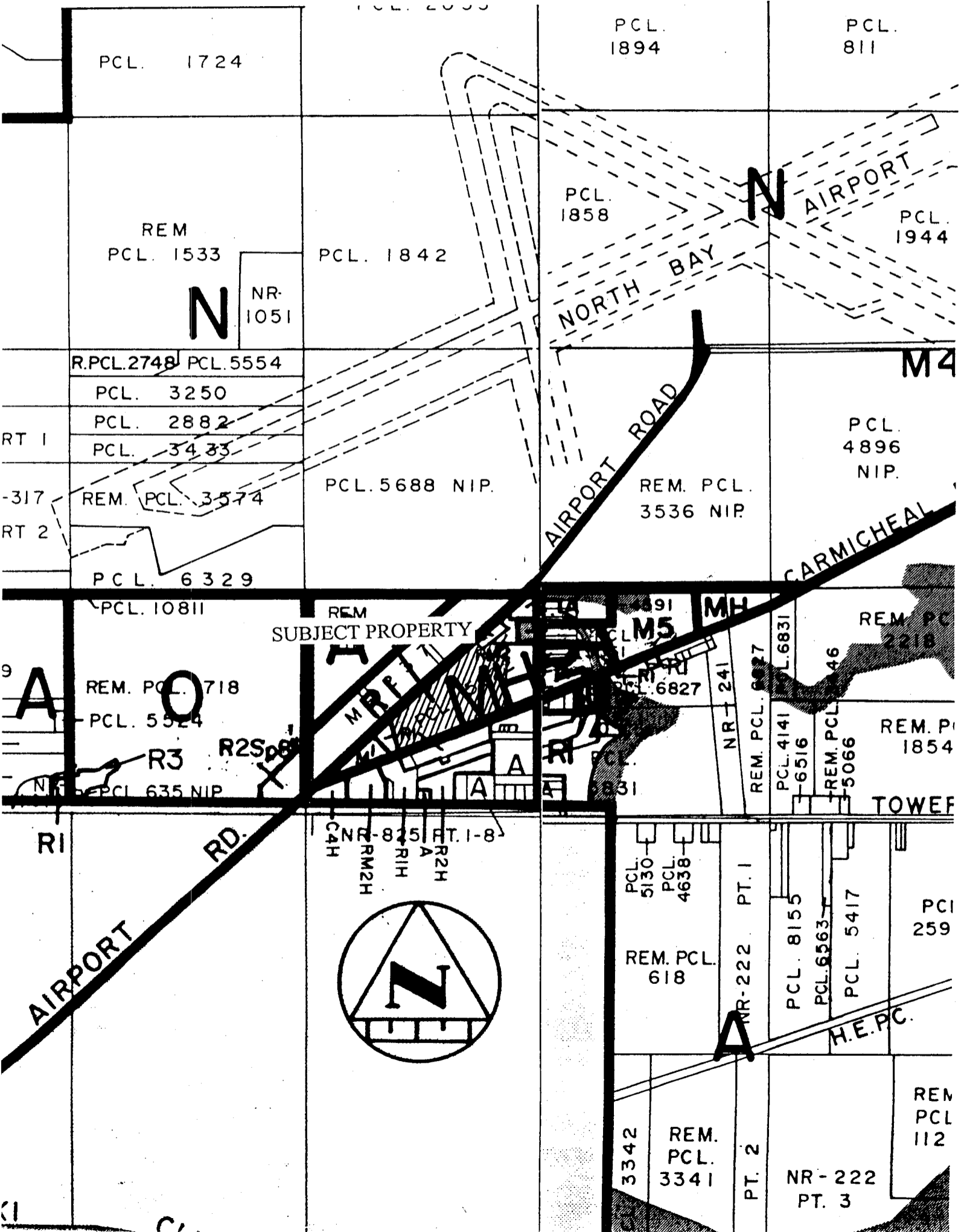
This is Schedule "A"

To By-Law No. 2003-112

Passed the 28th day of July 2003.

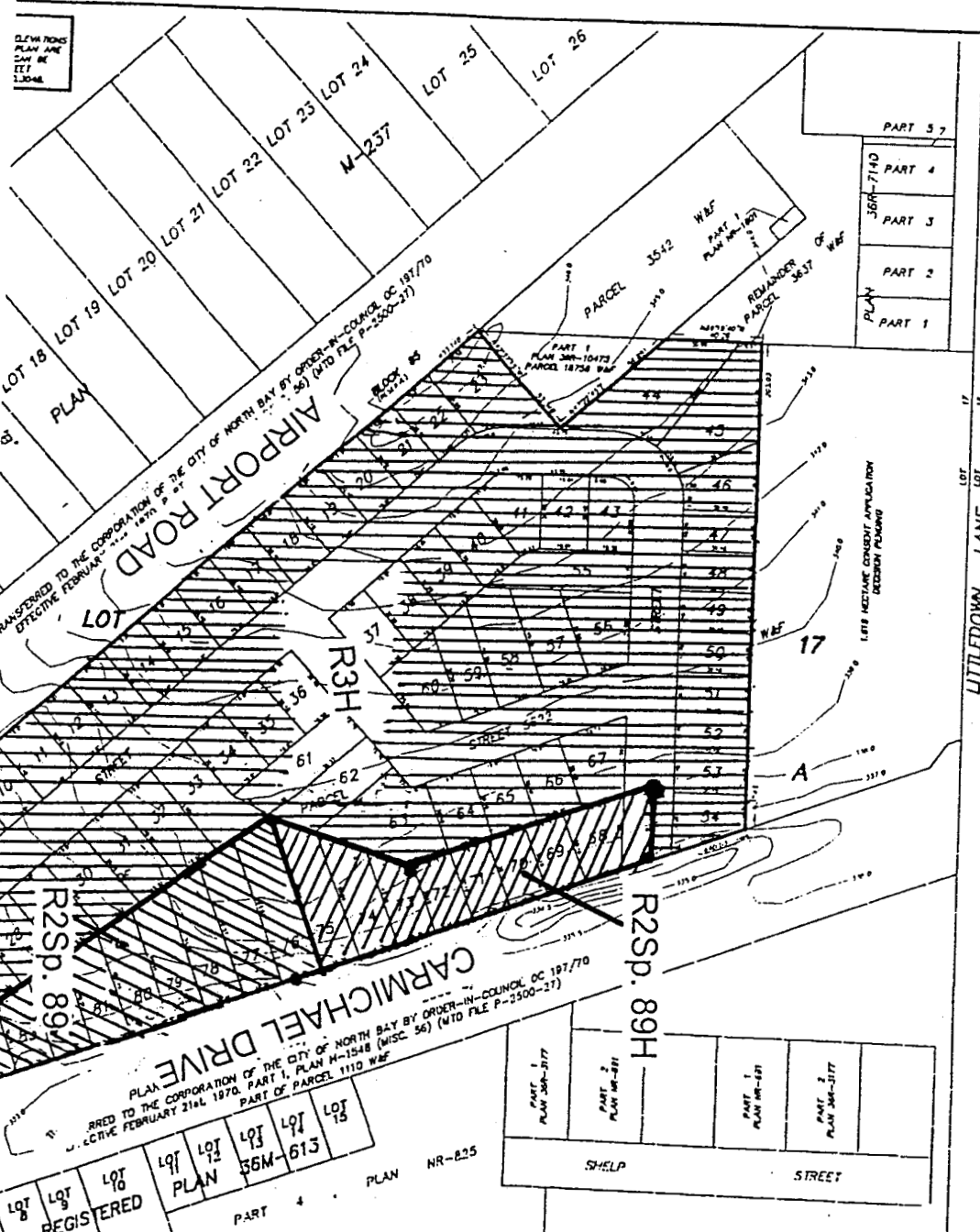
John Brown
Mayor

Catherine Conrad
City Clerk





FROM "MH" TO "R3H"
 FROM "MH" TO "R3"
 FROM "MH" TO "R2 Sp. 89"
 FROM "MH" TO "R2 Sp. 89H"



AMENDED DRAFT PLAN
 OF PROPOSED SUBDIVISION OF
 PART OF LOT 17, CONCESSION A
 TOWNSHIP OF WIDDIFIELD
 MUNICIPALITY OF THE
CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 PAUL DOODRIDGE, O.L.S.
 2003
 SCALE: 1 : 1000



ADDITIONAL INFORMATION REQUIRED
 UNDER THE PLANNING ACT.

- SEE PLAN
- SEE PLAN
- SEE PLAN
- SEE PLAN (LAND USE ANALYSIS)
- NORTH - RESIDENTIAL
- SOUTH - RESIDENTIAL
- EAST - COMMERCIAL / RESIDENTIAL
- WEST - PLACE OF WORKSHOP / RESIDENTIAL
- SEE PLAN
- CITY WATER (TO BE PROVIDED)
- SANDY LOAM - SCATTERED BOULDERS
- SEE PLAN
- R3 WASTE COLLECTION, FIRE PROTECTION, SANITARY SERVICES
- R3 HYDRO, BELL TELEPHONE, CABLE TV AND GAS
- NR

I HEREBY CONSENT TO THE FILING OF THIS
 PLAN FOR DRAFT APPROVAL.

DONALD DOODRIDGE, FERNIE DOODRIDGE
 REGISTERED OWNERS OF REMAINDER OF PARCELS 3627 AND

BEARING NOTE

BEARINGS ARE AZIMUTHIC, DERIVED FROM THE SOUTHEASTERN CORNER
 OF AIRPORT ROAD, SHOWN ON PLAN NO. 1999 (1/2) DATED FEBRUARY 21, 1970
 BEARING BEARING (N 84° 17' 15")

ELEVATIONS

ELEVATIONS ARE OF PHOTOGRAMMETRIC ORIGIN, DERIVED FROM
 NORTH BAY PHOTOGRAMMETRIC DATA, NATIONAL ALTIMETRY, (ELEVATION
 WITH SHEET C-13, CITY OF PHOTOGRAMMETRY, MAY 28, 1984)

LAND USE ANALYSIS

LOTS 1 TO 84 - RESIDENTIAL	8,027 sq
STREETS	1,340 sq
BLOCK 85 - RESERVE	0,012 sq
TOTAL	9,379 sq

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS
 TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
 ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
 SHOWN ON THIS PLAN.

NORTH BAY, ONTARIO
 JUNE 11th, 2003

PAUL DOODRIDGE
 ONTARIO LAND SURVEYOR

DOODRIDGE WALKER LIMITED
 ONTARIO LAND SURVEYORS

This is Schedule "B"
 To By-Law No. 2003-112
 Passed the 28th day of July
 2003.
 Paul Francis
 Mayor
 Catherine Conrad
 City Clerk

Catherine Conrad
Mayor
Catherine Conrad
Clerk

AMENDED DRAFT PLAN
OF PROPOSED SUBDIVISION OF
PART OF LOT 17, CONCESSION A
TOWNSHIP OF WINDFIELD
MUNICIPALITY OF THE
CITY OF NORTH BAY
DISTRICT OF MISSISSAUGA
PAUL GOODRICH, O.L.S.
PLAN
SCALE: 1:1000

ADDITIONAL INFORMATION REQUIRED
UNDER THE PLANNING ACT.

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1. METRIC CONSIDER IN THE PLAN OF THIS
PLAN FOR DRAFT APPROVAL

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PLAN FOR DRAFT APPROVAL

BEARING NOTE

BEARING NOTE
ALL BEARINGS ARE TO THE TRUE NORTH
AS SHOWN ON THE PLAN OF THIS
PLAN FOR DRAFT APPROVAL

ELEVATIONS

ELEVATIONS
ALL ELEVATIONS ARE IN METERS
AS SHOWN ON THE PLAN OF THIS
PLAN FOR DRAFT APPROVAL

LAND USE ANALYSIS

LOTS 1 TO 100	RESIDENTIAL	6,077 M ²
STREETS	RESERVE	1,546 M ²
TOTAL	RESERVE	7,623 M ²

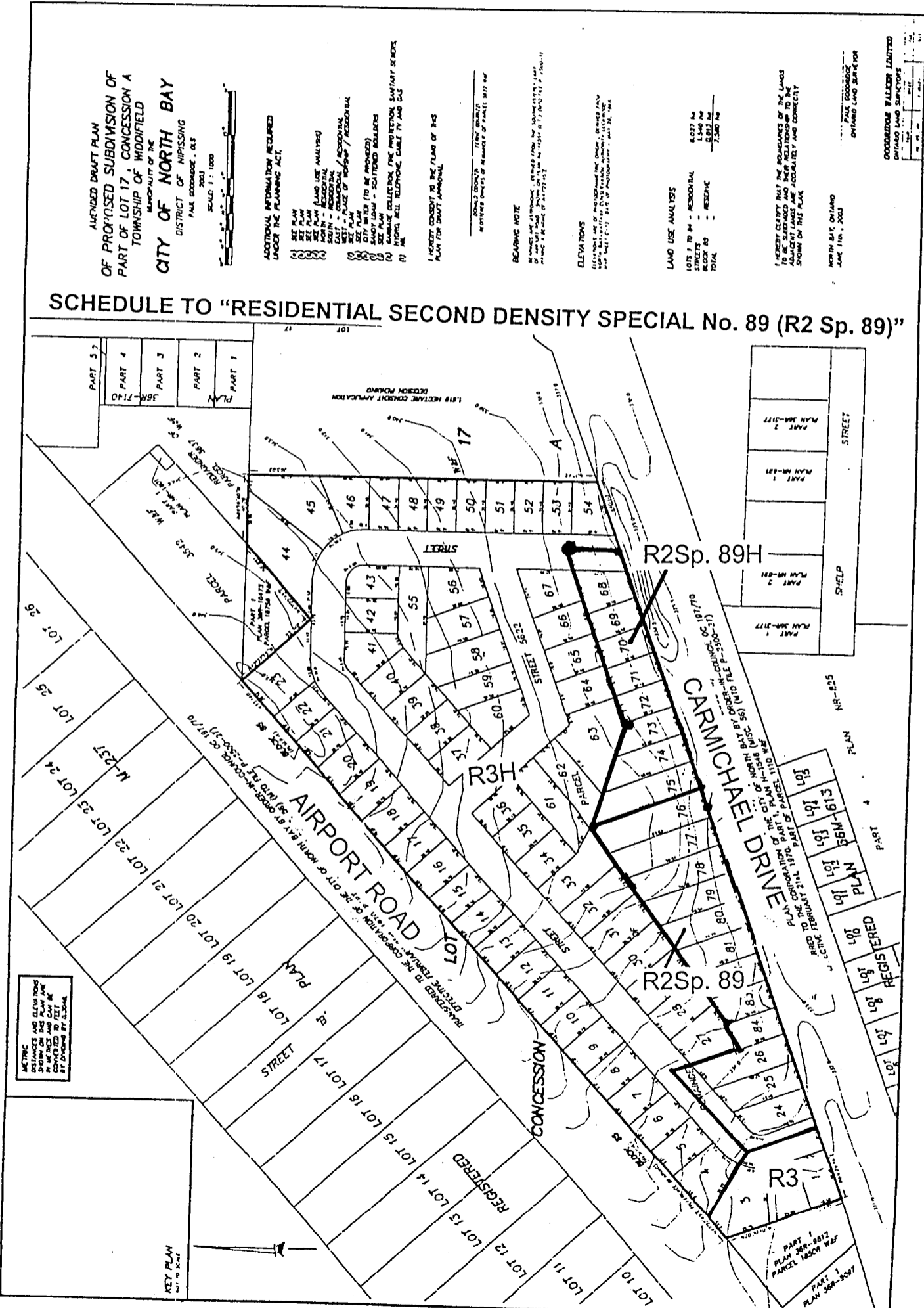
1. METRIC CONSIDER IN THE PLAN OF THIS
PLAN FOR DRAFT APPROVAL

NORTH BAY, ONTARIO
JUNE 11th, 2003

PAUL GOODRICH
ON-TARIO LAND SURVEYOR

GOODRICH WALKER LIMITED
ON-TARIO LAND SURVEYORS

SCHEDULE TO "RESIDENTIAL SECOND DENSITY SPECIAL No. 89 (R2 Sp. 89)"



METRIC
DISTANCES AND ELEVATIONS
SHOWN ON THIS PLAN ARE
IN METERS AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048

KEY PLAN
SEE PLAN