

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2010-134**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON HIGH STREET FROM A “RESIDENTIAL SECOND  
DENSITY (R2)” ZONE TO A “RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO.  
123 (R3 SP. 123)”  
(PATRICIA GAIL THERRIAULT, 1770 HIGH STREET)**

**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 “B-43” 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 June 14, 2010 to approve this rezoning.

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

- 1) Schedule "B-43" 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 Registered Plan M-165, Lot 825 and Part of Lot 824, Parcel 6361 W/F, PIN #49150-0568 (LT) along High Street in the City of North Bay from a “Residential Second Density (R2)” zone to a “Residential Third Density Special Zone No. 123 (R3 Sp. 123)”.
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.123:
  - "11.2.123 Residential Third Density Special No. 123 (R3 Sp. 123)
  - 11.2.123.1 The property description of this “Residential Third Density Special Zone No. 123 (R3 Sp. 123)” is Registered Plan M-165, Lot 825 and Part of Lot 824, Parcel 6361 W/F, PIN #49150-0568 (LT) along High Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-43".
  - 11.2.123.2 The regulations for this “Residential Third Density Special Zone No. 123 (R3 Sp. 123)” are as follows:
    - i) The minimum parking spaces required shall be 1.5 spaces per unit;
    - ii) The minimum lot frontage for a duplex shall be 13.7 metres;
    - iii) The minimum lot area per dwelling unit for a duplex shall be 261.0 square metres; and

iv) The eastern interior side yard setback shall be 1.1 metres.

11.2.123.3 The use of land or building in this “Residential Third Density Special Zone No. 123 (R3 Sp. 123)” shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting “Residential Third Density Special Zone No. 123 (R3 Sp. 123)” as shown on Schedule "B" to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule “A” attached hereto are hereby designated a Site Plan Control Area.
- 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 THE 14<sup>th</sup> DAY OF JUNE, 2010.**

**READ A SECOND TIME IN OPEN COUNCIL THE 14<sup>th</sup> DAY OF JUNE, 2010.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 26 DAY OF JULY 2010.**

"original signature on file"

\_\_\_\_\_  
**MAYOR, VIC FEDELI**

"original signature on file"

\_\_\_\_\_  
**CITY CLERK, CATHERINE CONRAD**

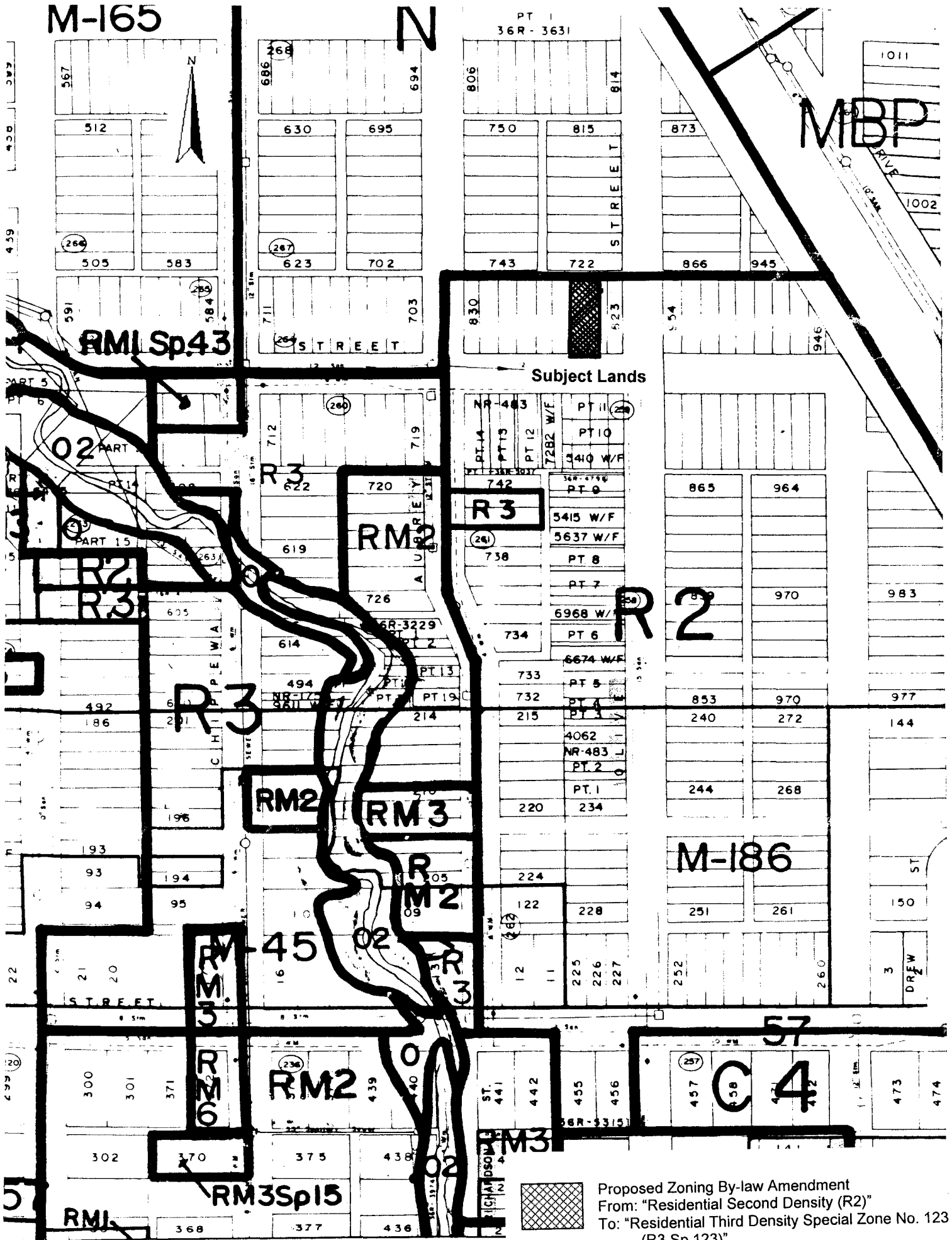
This is Schedule "A"

To By-law No. 2010-134

Passed the 26 day of July 2010

Mayor Vic Fedeli

City Clerk Catherine Conrad



Proposed Zoning By-law Amendment  
From: "Residential Second Density (R2)"  
To: "Residential Third Density Special Zone No. 123 (R3 Sp.123)"

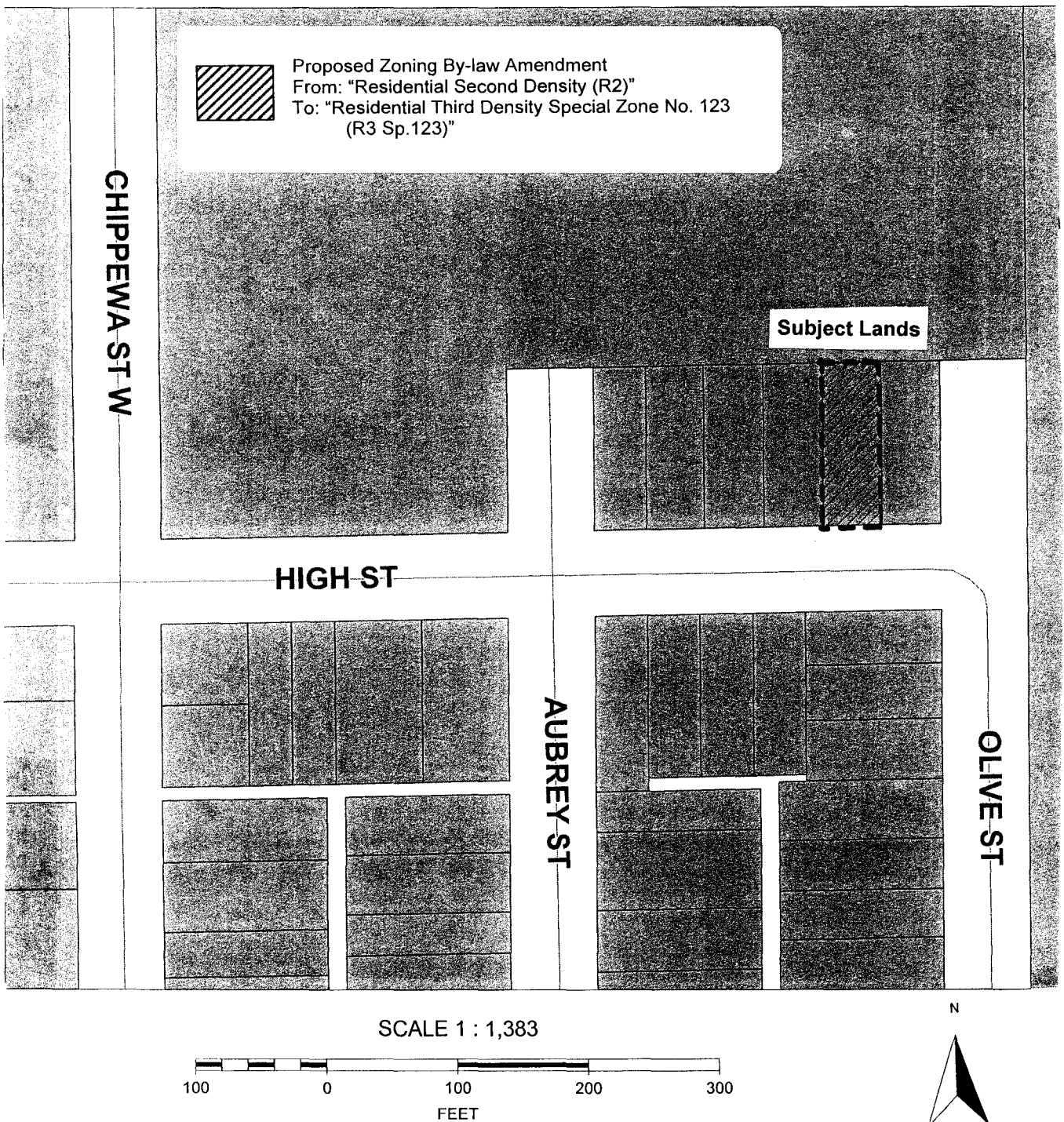
This is Schedule "B"

To By-law No. 2010-134

Passed the 26 day of July 2010

\_\_\_\_\_  
Mayor, Vic Fedeli

\_\_\_\_\_  
City Clerk, Catherine Conrad



This is Schedule "C"

To By-law No. 2010-134

Passed the 26 day of July 2010

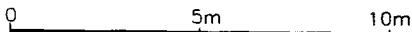
Mayor Vic Fedeli

City Clerk Catherine Conrad

SKETCH FOR ZONING BY-LAW AMENDMENT  
ALL OF LOT 825 AND PART OF LOT 824  
REGISTERED PLAN M-165  
CITY OF NORTH BAY

DISTRICT OF NIPISSING

SCALE 1 : 200



Miller & Urso Surveying Inc.

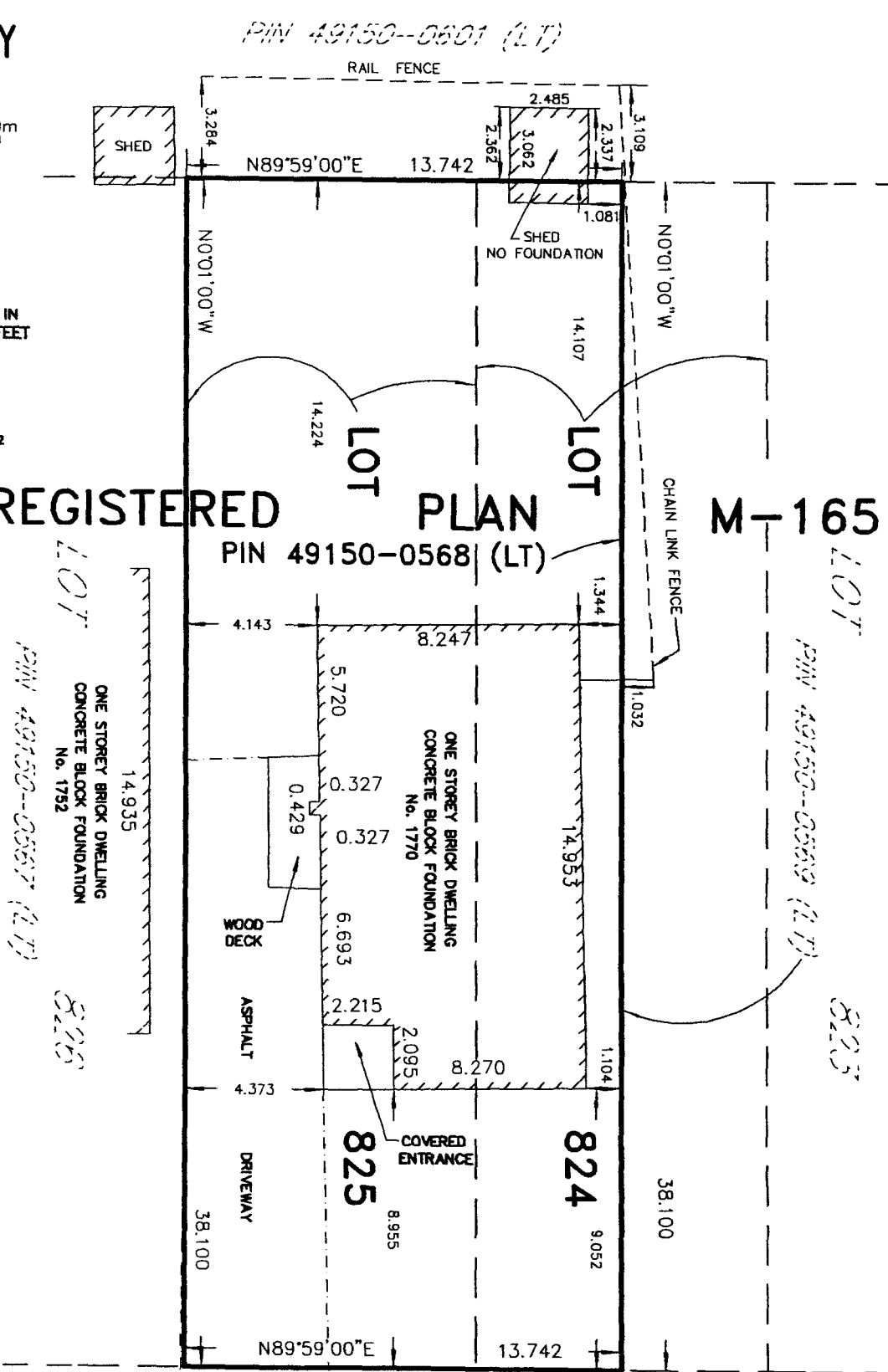
**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LOT AREA = 523.6m<sup>2</sup>
- AREA OF DWELLING = 119.0m<sup>2</sup>
- AREA OF COVERED ENTRANCE = 4.6m<sup>2</sup>
- AREA OF SHED = 7.6m<sup>2</sup>
- % LOT COVERAGE = 25.1%

**REGISTERED PLAN M-165**

PIN 49150-0568 (LT)



**Miller & Urso Surveying Inc.**  
 Ontario Land Surveyors ♦ Canada Land Surveyors  
 Planning Consultants  
 1501 SEYMOUR STREET,  
 NORTH BAY ONT, P1B 8G4  
 TEL: (705) 474-1210  
 FAX: (705) 474-1783

HIGH STREET  
PIN 49150-0490 (LT)