

The Corporation of the City of North Bay

By-Law No. 2015-118

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Lakeshore Drive from “Residential Third Density (R3)” and “Residential Third Density Holding (R3H)” Zones to “Residential Third Density (R3)”, “Residential Sixth Density (R6)” and “Residential Multiple First Density (RM1)” Zones

(Nu-North Development Ltd. – Lakeshore Drive)

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 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 zone designation shown on Schedules “B-80” and “B-81” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Committee Report 2015-22 adopted by Council on October 19, 2015 by resolution number 2015-483 to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedules “B-80” and “B-81” of By-law No. 2015-30 are amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described in Appendix “A”), shown as hatched on Schedule A attached hereto from “Residential Third Density (R3)” and “Residential Third Density Holding (R3H)” zones to “Residential Third Density (R3)”, “Residential Sixth Density (R6)” and “Residential Multiple First Density (RM1)” zones.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Third Density (R3)”, “Residential Sixth Density (R6)” and “Residential Multiple First Density (RM1)” zones shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by

Section 6 of O. Reg. 545/06 as amended.

- 4) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out the objection to the By-law and the reasons in support of the objection, and shall be accompanied by the fee prescribed under the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28.
- 5) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 6) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 19th Day of October 2015.

Read a Second Time in Open Council the 19th Day of October 2015.

Read a Third Time in Open Council and Passed this 2nd Day of November 2015.

Mayor, Allan McDonald

City Clerk Catherine Conrad

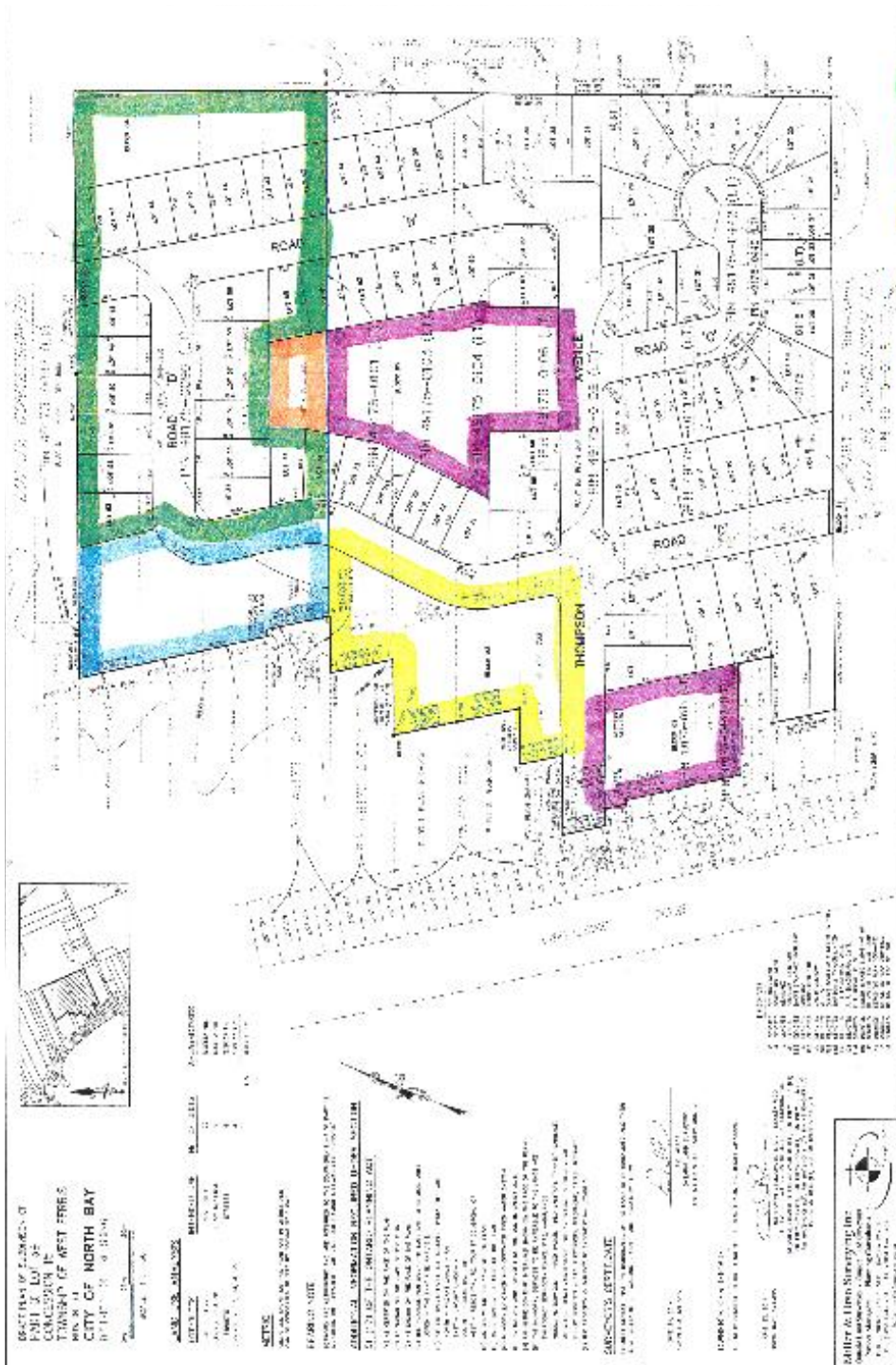
Schedule A

This is Schedule "A"
To By-law No. 2015-118

Passed the 2nd Day of November, 2015

Mayor Allan McDonald

City Clerk Catherine Conrad



- From R3H to R3
- From R3H to R6
- From R3H to RM1
- From R3 to RM1
- From R3 to R6

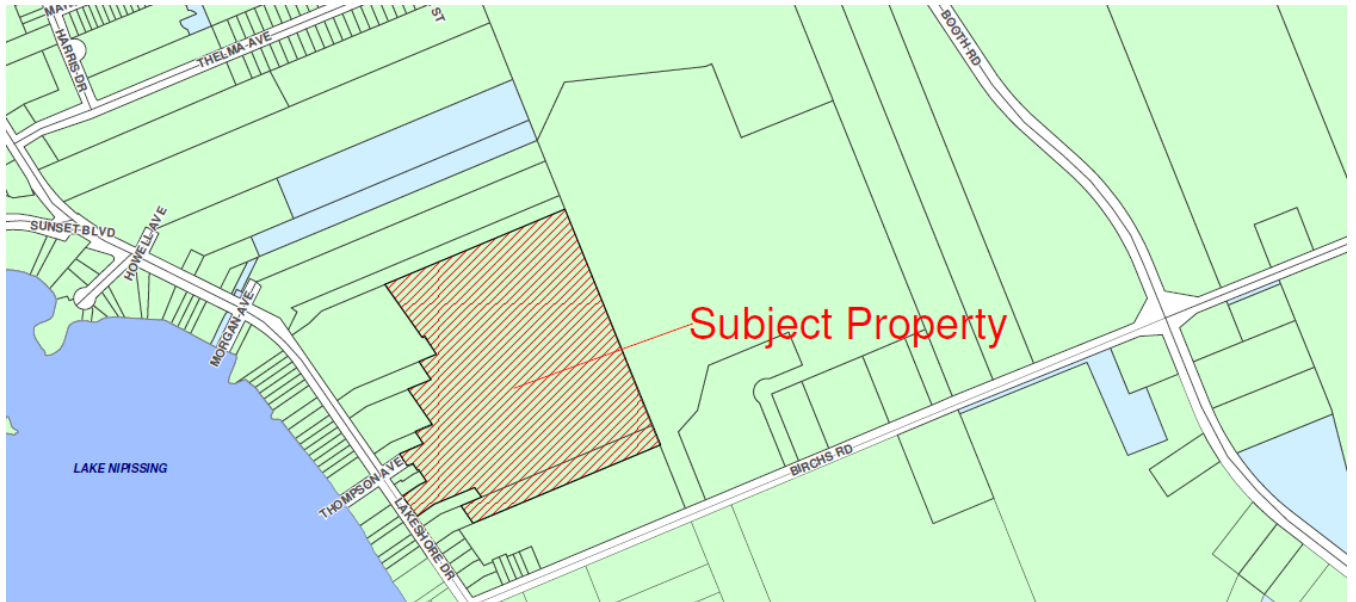
Schedule B

This is Schedule "B"
To By-law No. 2015-118

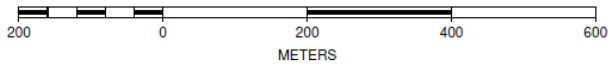
Passed the 2nd Day of November, 2015

Mayor Allan McDonald

City Clerk Catherine Conrad



SCALE 1 : 7,181



N



Appendix A

PIN # 49175-0096

Parcel 13468 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris
designated as Parts 5, 6, 7 & 8 on Plan 36R3950
North Bay
District of Nipissing

PIN # 49175-0101

Parcel 2565 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT50936, Except LT72085, S/T LT95914 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0103

Parcel 2555 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT50801, Except Part 1 on Plan 36R6129, S/T LT95914 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0104

Parcel 2740 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT52645, Except Part 2 on Plan 36R6129, S/T LT95914 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0106

Parcel 14399 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, Parts 2, 3 & 4 on Plan 36R4722, S/T LT98658 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0108

Parcel 13351 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, Parts 9, 10 & 11 Plan 36R3950, S/T Part 11, 36R3950 as in LT169486 S/T Part 1 Plan NR459 as in LT92922 and LT140499 S/T LT95919 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0111

Parcel 2916 Widdifield & Ferris
Firstly: Lot 327, Plan M203, West Ferris
Lot 328, Plan M203 West Ferris
Secondly: Part Lot 39, Concession 15 West Ferris
as in LT53972, Except LT54309, Parts 1 & 2 on Plan NR40 & SRO LT56976, S/T LT96384 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0442

Part Lot 328, Plan M203, West Ferris
Part Lot 329, Plan M203 West Ferris
Part Lot 330, Plan M203 West Ferris
Part of Lot 39, Concession 15 West Ferris
S/T LT98442 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0115

Parcel 13352 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris
designated as Part 12 on Plan 36R3950 S/T LT98443
as amended by LT319115
North Bay,
District of Nipissing

PIN # 49175-0440

Lot 331, Plan M203 West Ferris
Part Lot 39, Concession 15
West Ferris
As in LT53423 Except Part 6 on Plan 36R13416 &
SRO LT56976 S/T LT97134 as amended by LT319115
North Bay,
District of Nipissing