

The Corporation of the City of North Bay

By-Law No. 2016-130

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Douglas Street from a “Residential Third Density (R3)” zone to a “Residential Third Density Special No. 122 (R3 Sp.122)” zone

2466133 Ontario Inc. – Douglas 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 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 Schedule “B-43” 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 2016-30 adopted by Council on December 12th, 2016 by resolution number 2016-556 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. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PCL 11604 SEC NIP, LT 24 PL M28 Widdifield, North Bay, District of Nipissing), shown as hatched on Schedule A attached hereto from a “Residential Third Density (R3)” zone to a “Residential Third Density Special No. 122 (R3 Sp. 122)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Third Density Special No. 122 (R3 Sp. 122)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.2.122:

"11.2.122 Residential Third Density Special No. 122 (R3 Sp. 122) zone
11.2.122.1 The property description of this Residential Third Density Special No. 122 (R3 Sp. 122) zone is PCL 11604 SEC NIP, LT 24 PL M28

Widdifield, North Bay, District of Nipissing along Douglas Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-43".

11.2.122.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special No. 122 (R3 Sp. 122)" zone except for the following uses:

- all uses permitted in the Residential Third Density (R3) zone
- Accessory Apartment Unit

11.2.122.2 (b) The regulations for this "Residential Third Density Special No. 122 (R3 Sp. 122) zone are as follows:

- i) Minimum lot area per dwelling unit of 202 m²
- ii) Minimum lot frontage of 10 m

11.2.122.3 The use of land or building in this "Residential Third Density Special No. 122 (R3 Sp. 122) zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 2015-30 is further amended by inserting Residential Third Density Special No. 122 (R3 Sp. 122)" zone as shown on Schedule "B" to this By-law.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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 12th Day of December 2016.

Read a Second Time in Open Council the 12th Day of December 2016.

Read a Third Time in Open Council and Passed this 12th Day of December 2016

Mayor, Allan McDonald

City Clerk Karen Mclsaac

Sire/C01/ By-law No. 2016-130 – ZBLA File #888 – 648 Douglas Street & 650 Douglas Street – 2466133 Ontario Inc. - Zoning By-law Amendment

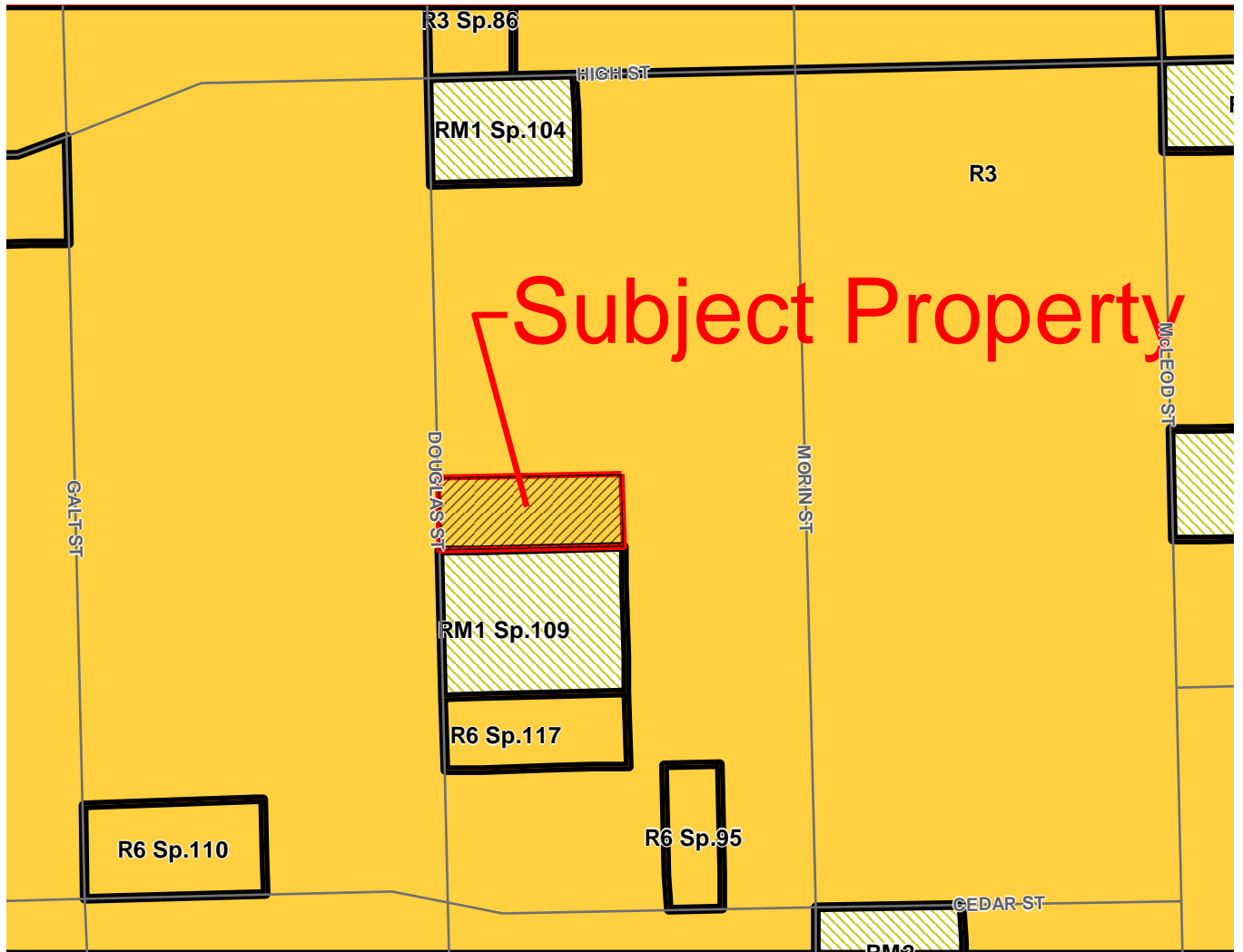
Schedule A

This is Schedule "A"
To By-law No. 2016-130


Passed the 12th day of December, 2016

Mayor Allan McDonald

City Clerk Karen McIsaac



Legend

-  From "Residential Third Density (R3)" to "Residential Third Density Special No. 122 (R3 Sp.122)" zone

Schedule B

This is Schedule "B"
To By-law No. 2016-130

Passed the 12th day of December, 2016

Mayor Allan McDonald

City Clerk Karen McIsaac

