

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

**BY-LAW NO. 2013-141**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS IN THE HIGHLAND WOODS SUBDIVISION FROM A "RESIDENTIAL THIRD DENSITY (R3)" ZONE TO A "RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL NO. 132 (RM2 SP.132)" ZONE**

**(899430 Ontario Inc. & 2142727 Ontario Inc. – Highland Woods)**

**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 zone designation shown on Schedule "B-45" 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 2, 2013 to approve this rezoning.

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

- 1) Schedule "B-34" 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 legally described as Parcel 8435 WF, Part Lot 18 Concession B Widdifield, Part 2 on Plan NR776, Except Part 1 on Plan 36R6773, Part 1 on Plan NR897, PIN No. 49133-0552 (LT), North Bay, District of Nipissing), along Airport Road and Golf Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" 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 11.2.132:  
"11.2.132 "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)"

11.2.132.1 The property description of this "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" is Parcel 8435 Widdifield, Part Lot 18 Concession B Widdifield, Part 2 on Plan NR776, except Part 1 on Plan 36R6773 and Part 1 on Plan NR897, PIN No. 49133-0552 (LT), along Airport Road and Golf Club Road in the City of North Bay as shown on the attached Schedule and on Schedule "B-34".

11.2.132.2 The regulations for this "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" are as follows:

i) Minimum front yard setback shall be 4.5 metres

11.2.132.3 The use of land or building in this "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" 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 "Residential Multiple Second Density Special No. 132 (RM2 Sp.132)" 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 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 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 2<sup>ND</sup> DAY OF JULY 2013.**

**READ A SECOND TIME IN OPEN COUNCIL THE 2<sup>ND</sup> DAY OF JULY 2013.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 15<sup>TH</sup> DAY OF  
JULY 2013.**

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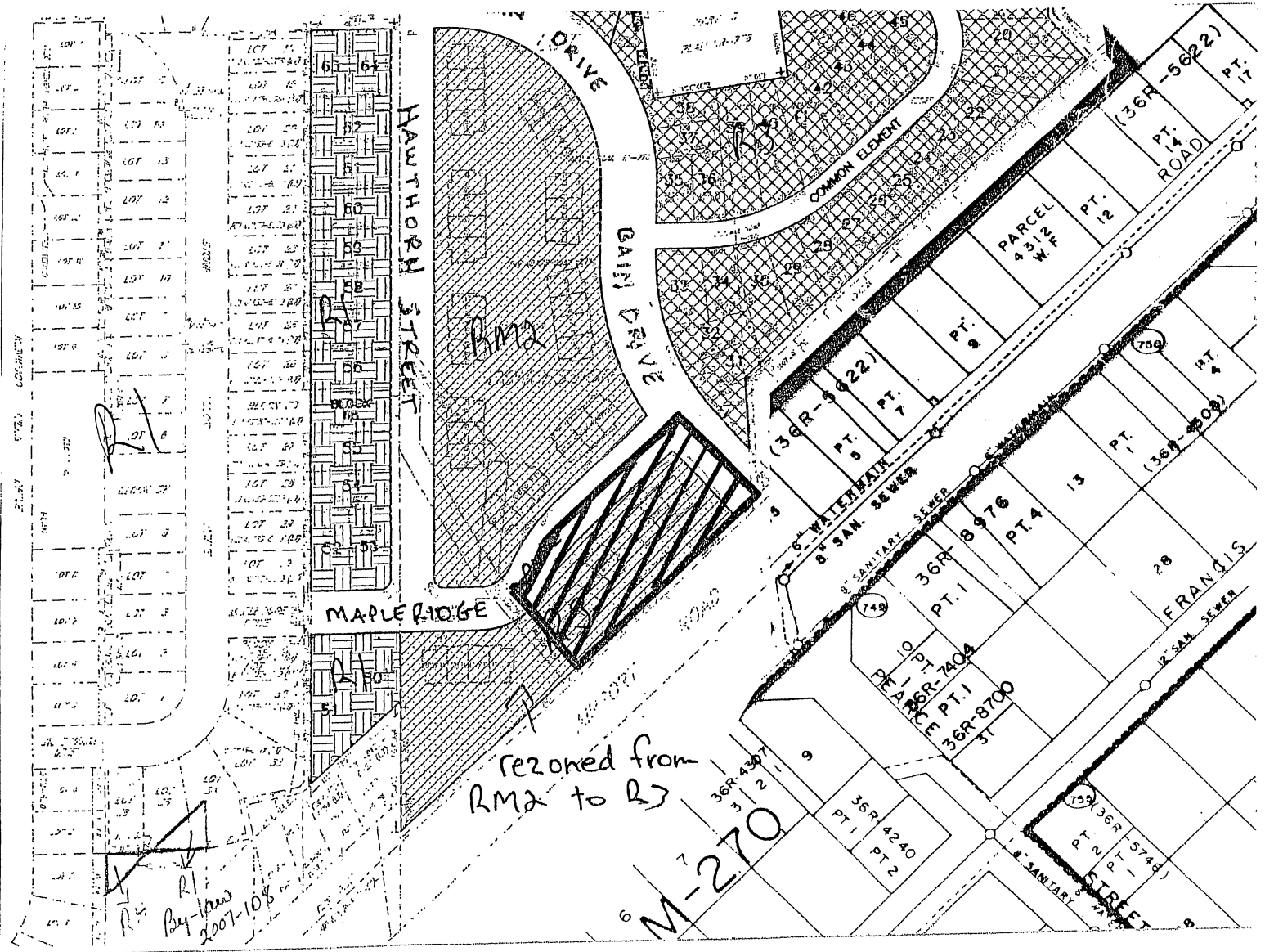
Mayor, Allan McDonald

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City Clerk, Catherine Conrad

Mayor Allan McDonald

City Clerk Catherine Conrad



Zoning By-law Amendment  
 From: "Residential Third Density (R3)"  
 To: "Residential Multiple Second Density Special  
 No.132 (RM2 Sp. 132)"

This is Schedule "B"

To By-law No. 2013-141

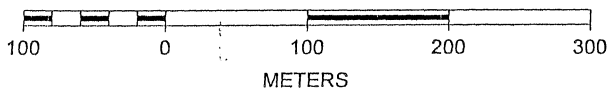
Passed the 15<sup>th</sup> day of JULY 2013


Mayor Allan McDonald

City Clerk Catherine Conrad



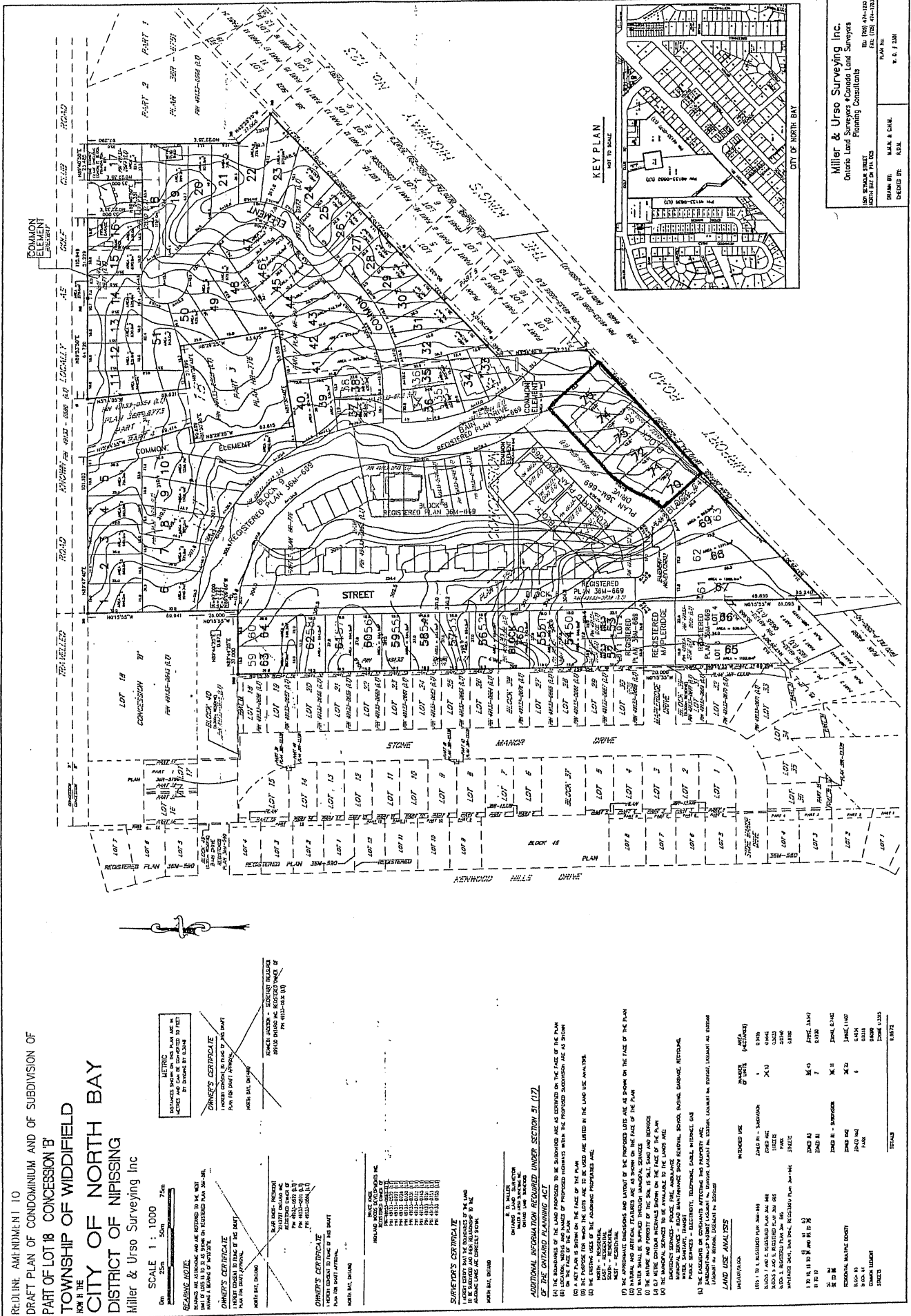
SCALE 1 : 5,344



 Zoning By-law Amendment  
From: "Residential Third Density (R3)"  
To: "Residential Multiple Second Density Special  
No.132 (RM2 Sp. 132)"

Mayor Allan McDonald

City Clerk Catherine Conrad



**Zoning By-law Amendment 10**  
 From: "Residential Third Density (R3)"  
 To: "Residential Multiple Second Density Special No.132 (RM2 Sp. 132)"