

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

**BY-LAW NO. 2006-65**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON HIGH STREET  
FROM RESIDENTIAL SECOND DENSITY (R2) ZONE TO A  
RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO. 107 (R3Sp. 107)**

**(DEBORAH NORWOOD AND PETER ATKINSON- 702 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-42" 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 April 10, 2006 to approve this rezoning.

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

- 1) Schedule "B-42" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedules "A", "B" and "C" attached hereto (which property is more particularly described as Plan 28, Part Lot 65) along High Street in the City of North Bay from a "Residential Second Density (R2)" zone to a "Residential Third Density Special Zone No. 107 (R3Sp. 107)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.107:
  - 11.2.107 "Residential Third Density Special Zone No. 107 (R3Sp.107)"
  - 11.2.107.1 The property description of this "Residential Third Density Special Zone No. 107 (R3Sp.107)" is Plan 28, Part Lot 65 along High Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-42".
  - 11.2.107.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 107 (R3Sp. 107)" except for the following uses:
    - single detached dwelling;
    - semi-detached dwelling;
    - duplex dwelling;
    - accessory home based business;
    - parks, playgrounds and non-profit uses; and
    - institutional uses.
  - 11.2.107.2(b) The regulations for this "Residential Third Density Special Zone No. 107 (R3Sp. 107)" are as follows:
    - i) the minimum lot area per dwelling unit shall not be less than 157 square metres;
    - ii) the minimum lot frontage shall not be less than 13.4 square metres;
    - iii) the rear yard setback shall not be less than 6.2 metres;

- iv) the exterior side yard setback shall not be less than 2.6 metres (m); and
- v) the interior side yard setback shall not be less than 0.2 metres (m).

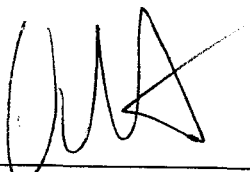
11.2.107.3 The use of land or building in this "Residential Third Density Special Zone No. 107 (R3Sp. 107)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Third Density Special Zone No. 107 (R3Sp. 107)" as shown on Schedule "C" to this By-law.
- 4)
  - 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 10<sup>TH</sup> DAY OF APRIL 2006.**

**READ A SECOND TIME IN OPEN COUNCIL THE 10<sup>TH</sup> DAY OF APRIL 2006.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24<sup>TH</sup> DAY OF APRIL 2006.**



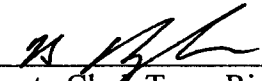
MAYOR VIC FEDELI

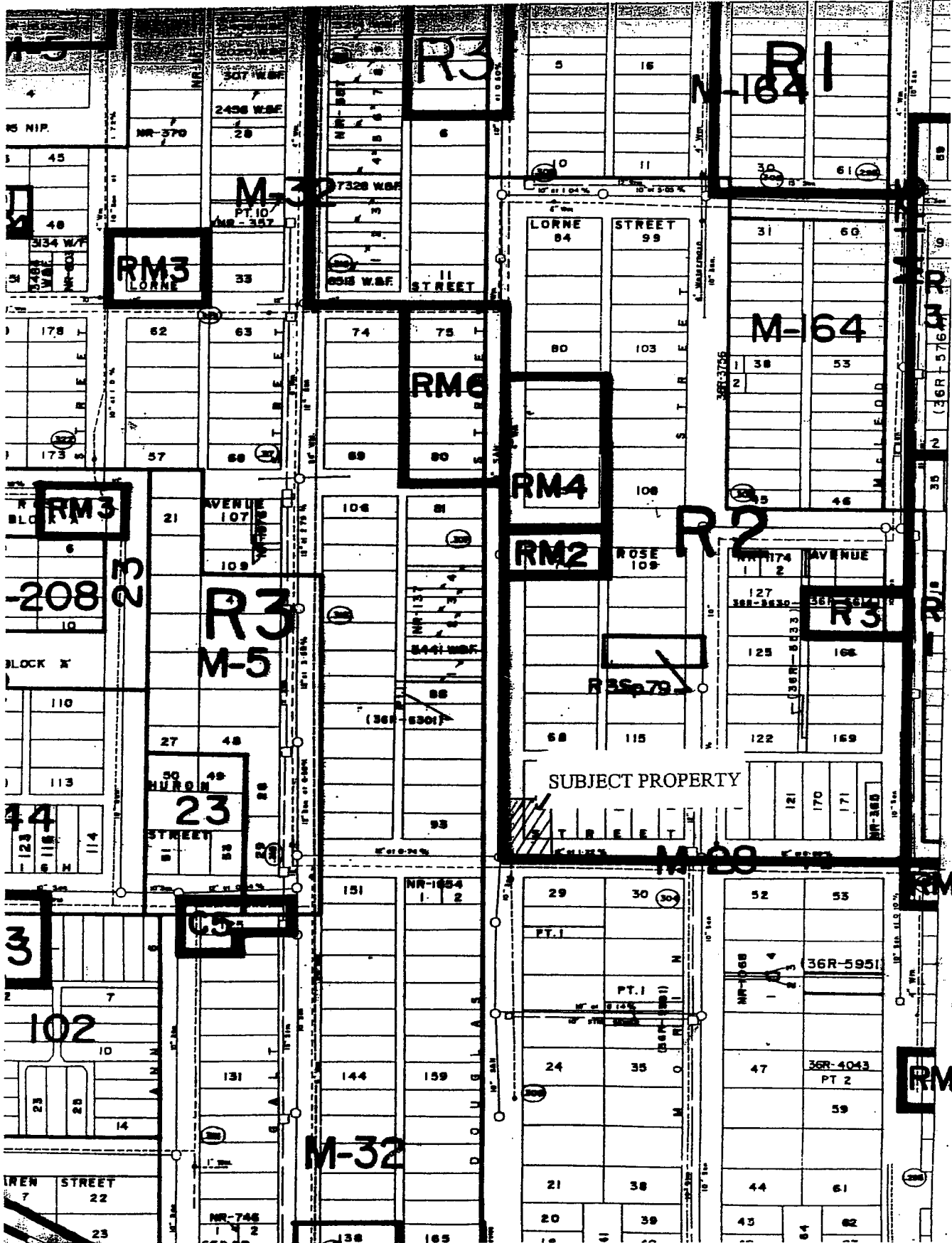


DEPUTY CLERK TERRY RINGLER

This is Schedule "A"  
To By-Law No. 2006-65  
Passed the 24<sup>th</sup> day of April 2006.

  
Mayor Vic Fedeli


  
Deputy Clerk Terry Ringler



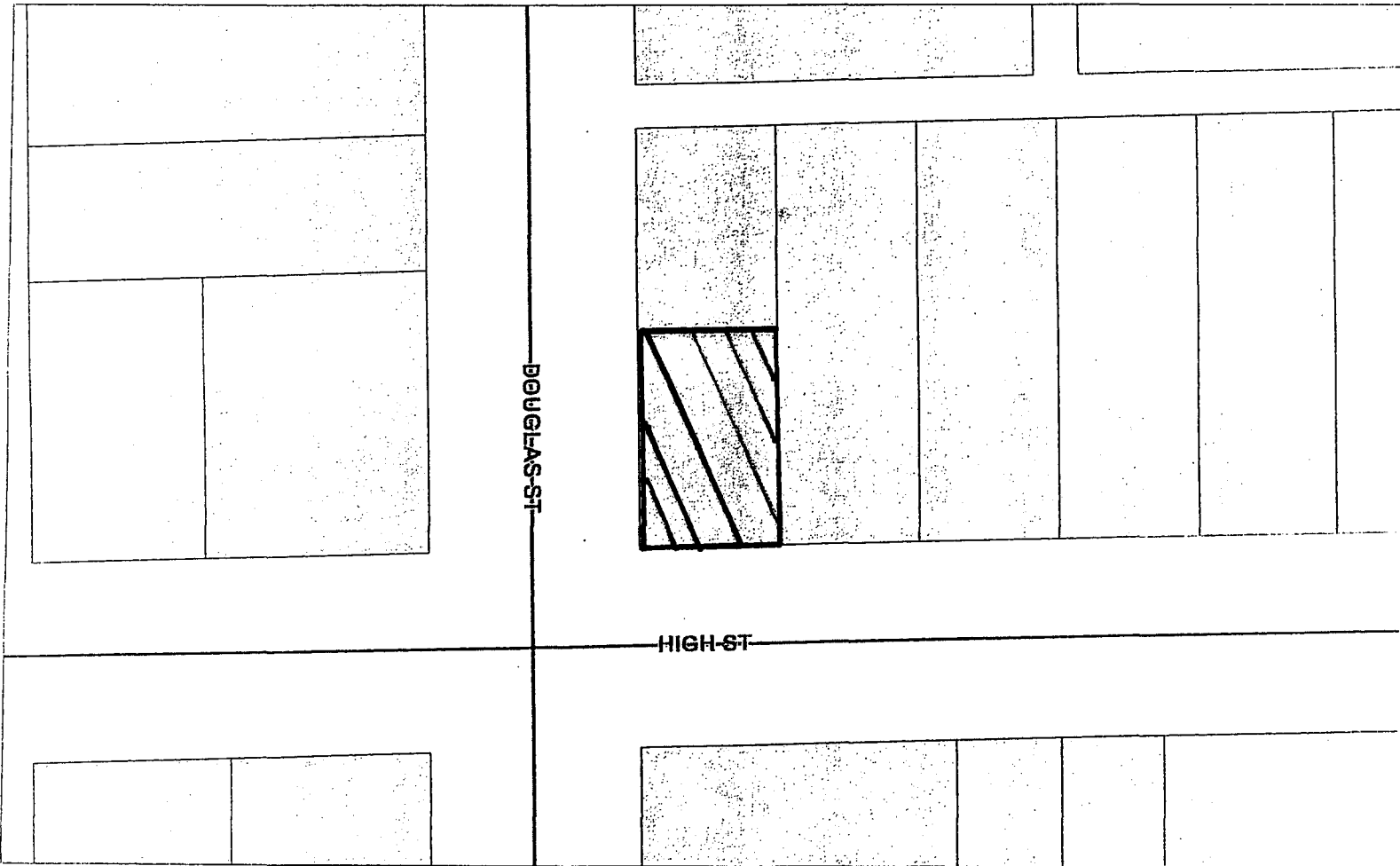
This is Schedule "B"

To By-Law No. 2006-65

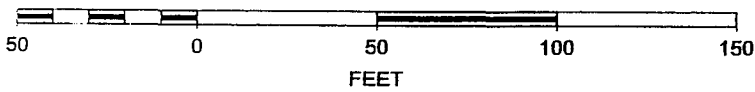
Passed the 24<sup>th</sup> day of April 2006.

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

  
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Deputy Clerk Terry Ringler



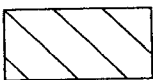
SCALE 1 : 661



Zoning By-law Amendment

From: Residential Second Density (R2)

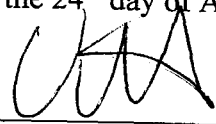
To: Residential Third Density Special Zone No. 107 (R3 Sp. 107)



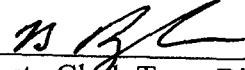
This is Schedule "C"

To By-Law No. 2006-65

Passed the 24<sup>th</sup> day of April 2006.

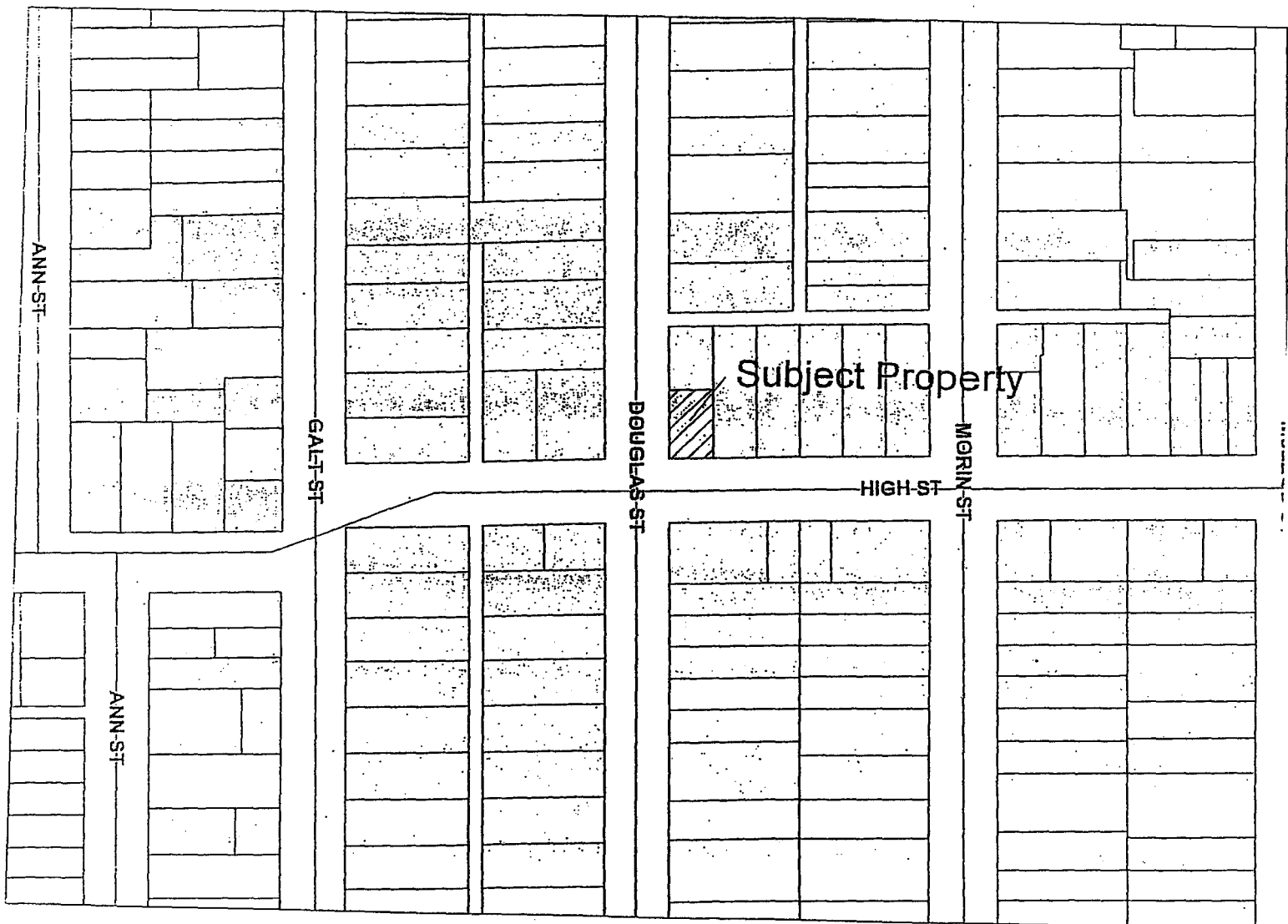


Mayor Vic Fedeli



Deputy Clerk Terry Ringler

This is Schedule to "Residential Third Density Special Zone No. 107 (R3 Sp. 107)"



SCALE 1 : 2,000

