

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

**BY-LAW NO. 2008-167**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE  
CERTAIN LANDS ON MCLAREN STREET FROM A  
“RESIDENTIAL FIRST DENSITY (R1)” ZONE  
TO A “RESIDENTIAL SECOND DENSITY SPECIAL ZONE NO. 115 (R2 SP. 115)”**

**(MCLAREN STREET – THE SISTERS OF ST. JOSEPH  
OF THE DIOCESE OF SAULT STE MARIE)**

**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-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 July 21, 2008 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 Schedule “A” attached hereto (which property is more particularly described as Parts 24 & 25, Lots A, B and C, Plan 36R-11867 in the Former Township of Widdifield in the City of North Bay), shown as hatched on Schedule “B” attached hereto from a “Residential First Density (R1)” to a “Residential Second Density Special No. 115 (R2 Sp.115)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Second Density Special No. 115 (R2 Sp.115)” 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 11.2.115:  
  
"11.2.115 Residential Second Density Special Zone No. 115 (R2 Sp. 115)  
  
11.2.115.1 The property description of this “Residential Second Density Special No. 115 (R2 Sp.115)” zone is: Parts 24 & 25, Lots A, B and C, Plan 36R-11867 in the Former Township of Widdifield in the City of North Bay as shown on the attached Schedules and Schedule “B-42”

- 11.2.115.2 The minimum lot area for “Residential Second Density Special No. 115 (R2 Sp.115)” zone is 458 square metres.
- 11.2.115.3 The use of land or buildings in this “Residential Second Density Special No. 115 (R2 Sp.115)” zone 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 Schedule to “Residential Second Density Special Zone No. 115 (R2 Sp. 115)” as shown on Schedule "C" 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 4 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 21<sup>st</sup> DAY OF JULY, 2008.**

**READ A SECOND TIME IN OPEN COUNCIL THE 21<sup>st</sup> DAY OF JULY, 2008.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 5<sup>th</sup> DAY OF AUGUST 2008.**

"original signature on file"

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MAYOR VIC FEDELI

"original signature on file"

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CITY CLERK CATHERINE CONRAD

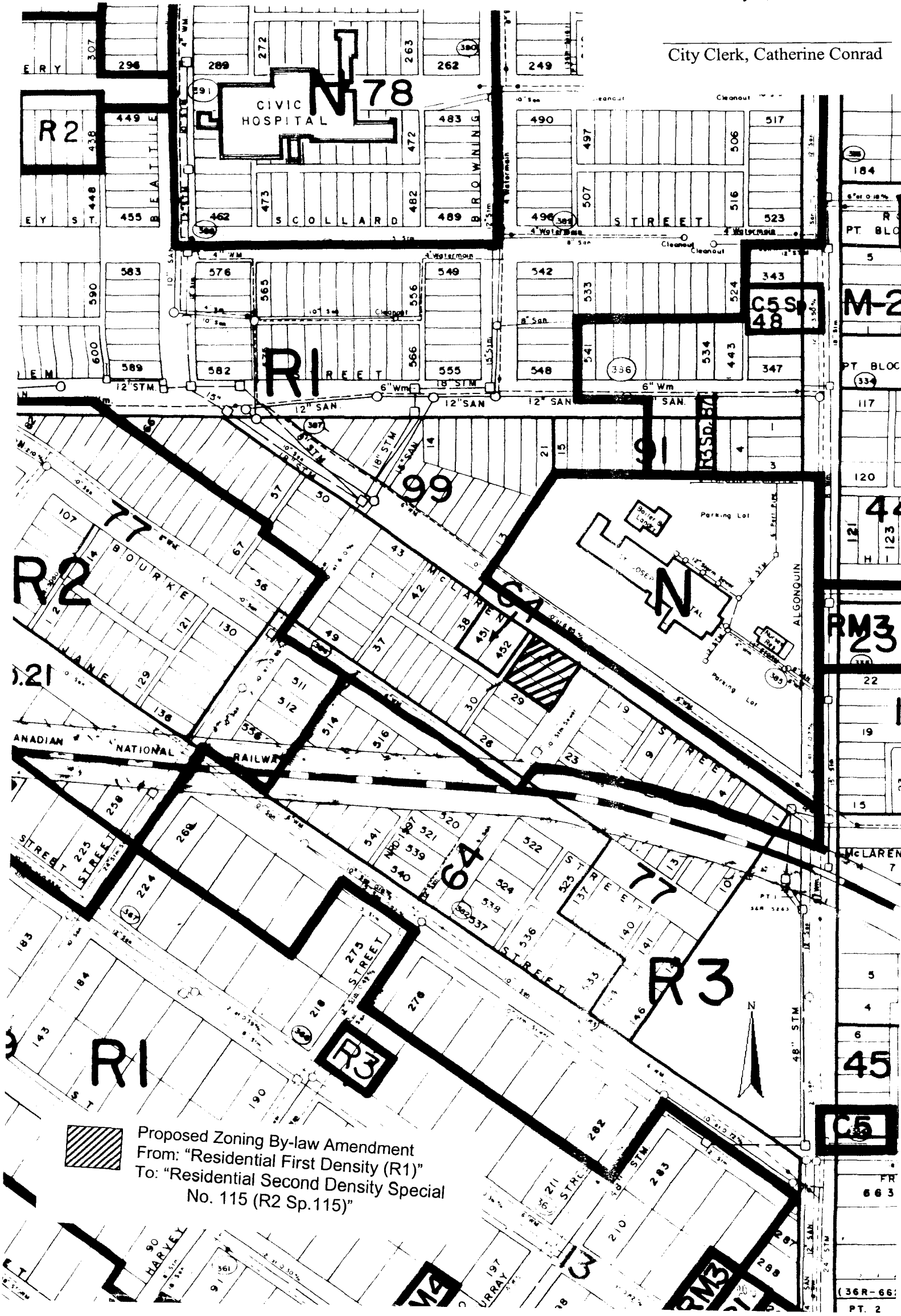
This is Schedule "A"


To By-law No. 2008-167

Passed the 5<sup>th</sup> day of August 2008

Mayor, Vic Fedeli

City Clerk, Catherine Conrad



 Proposed Zoning By-law Amendment  
From: "Residential First Density (R1)"  
To: "Residential Second Density Special  
No. 115 (R2 Sp.115)"

This is Schedule "B"

To By-law No. 2008-167

Passed the 5<sup>th</sup> day of August 2008

Mayor, Vic Fedeli

City Clerk, Catherine Conrad

PART	AREA	PART	AREA	PART	AREA
1	0.892 Ac.	10	0.972 Ac.	19	0.822 Ac.
2	0.882 Ac.	11	0.972 Ac.	20	0.842 Ac.
3	0.892 Ac.	12	0.972 Ac.	21	0.872 Ac.
4	0.892 Ac.	13	0.882 Ac.	22	0.892 Ac.
5	0.892 Ac.	14	0.847 Ac.	23	0.882 Ac.
6	0.892 Ac.	15	0.882 Ac.	24	0.874 Ac.
7	0.892 Ac.	16	0.882 Ac.	25	0.874 Ac.
8	0.892 Ac.	17	0.872 Ac.		
9	0.892 Ac.	18	0.882 Ac.		

PART	LOCATION	PIN
1 & 10	PART OF A LANE, REGISTERED PLAN No 64	
2		PART OF PIN 49162-0342 (L.T.)
3		
4	ALL OF A LANE, REGISTERED PLAN No 64	
5		
6		
7 & 23	ALL OF A LANE, REGISTERED PLAN No 64	PIN 49162-0348 (L.T.)
8		
9	ALL OF LOTS 26 AND 27, REGISTERED PLAN No 77	
10	ALL OF LOT 26 AND PART OF LOT 24, REGISTERED PLAN No 77	PART OF PIN 49162-0342 (L.T.)
11	ALL OF LOT 33 AND PART OF LOT 34, REGISTERED PLAN No 77	
12	ALL OF LOTS 21 AND 22 AND PART OF LOT 20, REGISTERED PLAN No 77	PART OF PIN 49162-0343 (L.T.)
13	PART OF LOT 30, REGISTERED PLAN No 77	PIN 49162-0348 (L.T.)
14	ALL OF LOT 26 AND PART OF LOT 20, REGISTERED PLAN No 77	PART OF PIN 49162-0343 (L.T.)
15	PART OF LOT 20, REGISTERED PLAN No 77	PART OF PIN 49162-0358 (L.T.)
16	PART OF LOTS 26 AND 27, REGISTERED PLAN No 77	PART OF PIN 49162-0343 (L.T.)
17	PART OF LOTS 26 AND 27, REGISTERED PLAN No 77	
18	PART OF LOT 26, REGISTERED PLAN No 77	PART OF PIN 49162-0358 (L.T.)
19	ALL OF LOTS 41 AND 42, REGISTERED PLAN No 77	
20	ALL OF LOTS 36, 38 AND 40, REGISTERED PLAN No 77	PART OF PIN 49162-0342 (L.T.)
21	ALL OF LOTS 48 AND 49, REGISTERED PLAN No 77	
22	ALL OF LOTS 48 AND 49, REGISTERED PLAN No 77	
24	ALL OF LOTS A, B AND C, REGISTERED PLAN No 77	PART OF PIN 49162-0343 (L.T.)
25		

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TILES ACT.

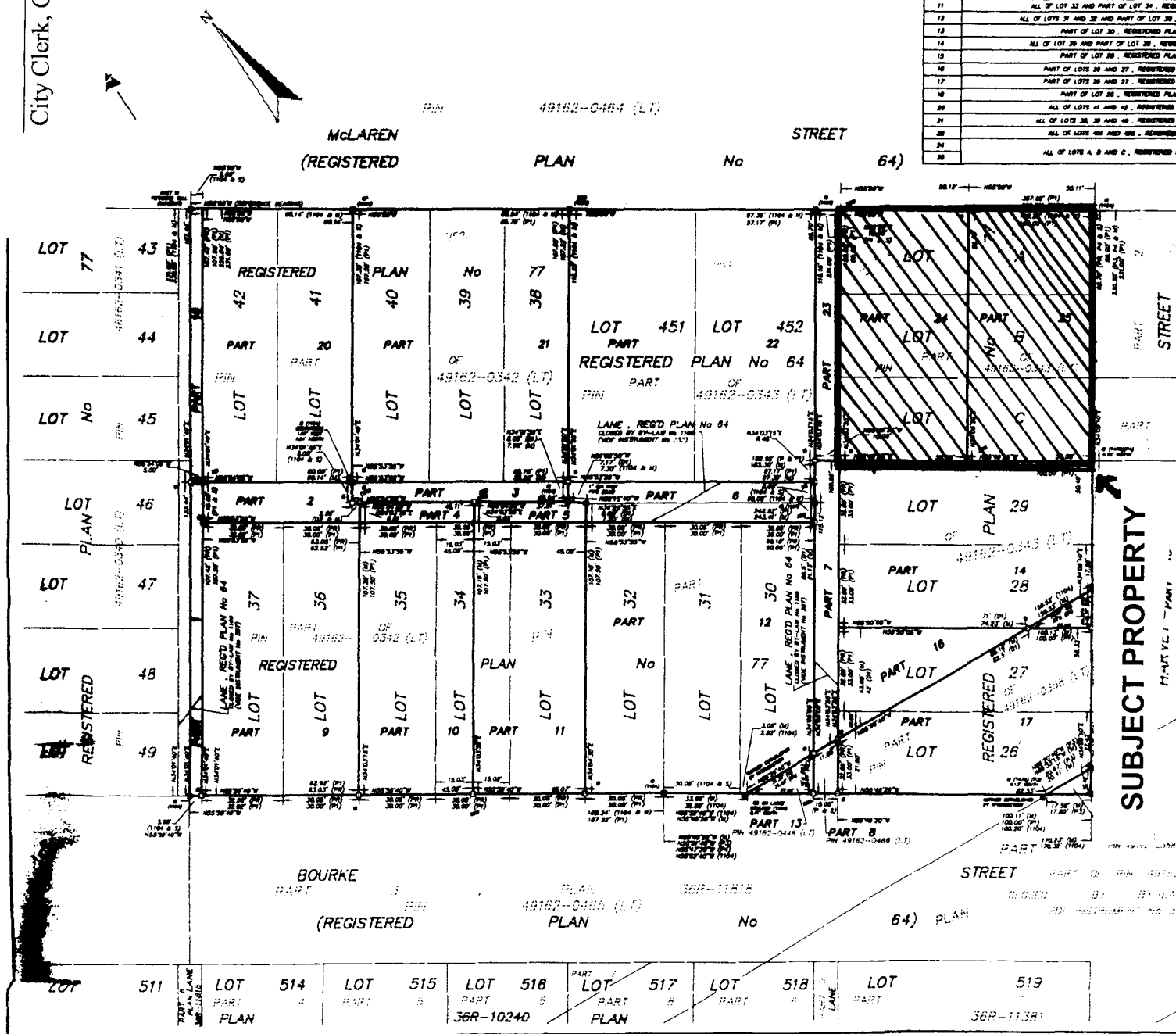
APRIL 13th, 2008  
DATE

PAUL GOODRIDGE  
ONTARIO LAND SURVEYOR

PLAN 36R-1184  
RECEIVED AND DEPOSITED

APR 18, 2008  
DATE

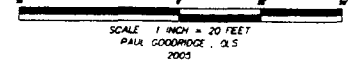
SE Swank  
ASSISTANT LAND REGIS-TRAR FOR THE LAND TILES DIVISION OF NIPISSING



**SUBJECT PROPERTY**

Proposed Zoning By-law Amendment  
From: "Residential First Density (R1)"  
To: "Residential Second Density Special No. 115 (R2 Sp.115)"

PLAN OF SURVEY OF  
ALL OF LOTS 451 AND 452, REGISTERED PLAN No 64  
AND  
ALL OF LOTS 26 TO 42 BOTH INCLUSIVE  
AND  
ALL OF LOTS A, B AND C  
REGISTERED PLAN No 77  
PART OF A LANE, REGISTERED PLAN No 64  
AND  
ALL OF A LANE, REGISTERED PLAN No 64  
AND  
ALL OF A LANE, REGISTERED PLAN No 64  
**CITY OF NORTH BAY**  
DISTRICT OF NIPISSING



- LEGEND
- (L.T.) - DENOTES E.L. MOORE, O.L.S.
  - (R1) - DENOTES WILSON & URSUS SURVEYING INC., O.L.S.
  - (R2) - DENOTES S. S. URSUS SURVEYING LTD., O.L.S.
  - (R3) - DENOTES P.A. BLANCHARD LIMITED, O.L.S.
  - (R4) - DENOTES REGISTERED PLAN No 64
  - (R5) - DENOTES REGISTERED PLAN No 77
  - (R6) - DENOTES REGISTERED PLAN 36R-7877
  - (R7) - DENOTES DEPOSITED PLAN 36R-1184
  - (R8) - DENOTES DEPOSITED PLAN 36R-1184
  - (R9) - DENOTES DEPOSITED PLAN 36R-1184
  - (R10) - DENOTES PROFESSIONAL ENGINEER
  - (R11) - DENOTES ENGINEER
  - (R12) - DENOTES INSTRUMENT No 46248
  - (R13) - DENOTES INSTRUMENT No 73068

BEARING NOTE

BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE SOUTH-WESTERN CORNER OF MCLAREN STREET, REGISTERED PLAN No 64, BEING IN REGISTERED PLAN No 77, HAVING A BEARING OF N65.50°E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM;  
2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF APRIL, 2008.

NORTH BAY, ONTARIO  
APRIL 16th, 2008

PAUL GOODRIDGE  
ONTARIO LAND SURVEYOR

GOODRIDGE WALKER LIMIT  
ONTARIO LAND SURVEYORS

NO.	DATE	BY
1	APR 18, 2008	PAUL GOODRIDGE

This is Schedule "C"

To By-law No. 2008-167

Passed the 5<sup>th</sup> day of August 2008

Mayor, Vic Fedeli

City Clerk, Catherine Conrad

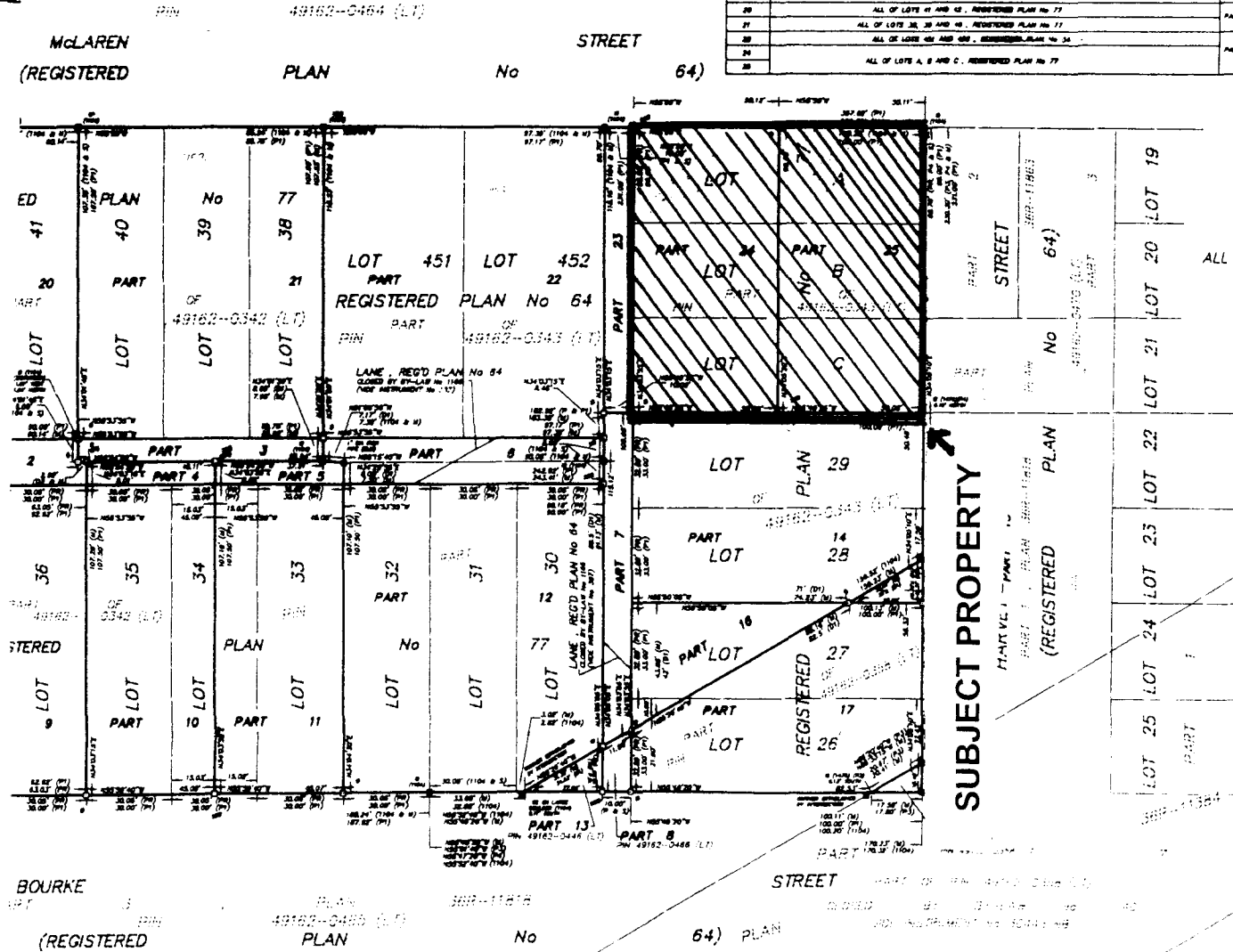
This is Schedule to "Residential Second Density Special Zone No. 115 (R2 Sp. 115)"

PART	AREA	PART	AREA	PART	AREA
1	0.000 Aa	10	0.000 Aa	19	0.000 Aa
2	0.000 Aa	11	0.000 Aa	20	0.000 Aa
3	0.000 Aa	12	0.000 Aa	21	0.000 Aa
4	0.000 Aa	13	0.000 Aa	22	0.000 Aa
5	0.000 Aa	14	0.000 Aa	23	0.000 Aa
6	0.000 Aa	15	0.000 Aa	24	0.000 Aa
7	0.000 Aa	16	0.000 Aa	25	0.000 Aa
8	0.000 Aa	17	0.000 Aa	26	0.000 Aa
9	0.000 Aa	18	0.000 Aa	27	0.000 Aa

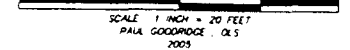
PART	LOCATION	PIN
1 & 10	PART OF A LANE, REGISTERED PLAN No 64	
2		
3		
4	ALL OF A LANE, REGISTERED PLAN No 64	
5		
6		
7 & 23	ALL OF A LANE, REGISTERED PLAN No 64	
8		
9	ALL OF LOTS 26 AND 27, REGISTERED PLAN No 77	
10	ALL OF LOT 26 AND PART OF LOT 27, REGISTERED PLAN No 77	
11	ALL OF LOT 27 AND PART OF LOT 26, REGISTERED PLAN No 77	
12	ALL OF LOTS 26 AND 27 AND PART OF LOT 28, REGISTERED PLAN No 77	
13	PART OF LOT 26, REGISTERED PLAN No 77	
14	ALL OF LOT 26 AND PART OF LOT 27, REGISTERED PLAN No 77	
15	PART OF LOT 26, REGISTERED PLAN No 77	
16	PART OF LOTS 26 AND 27, REGISTERED PLAN No 77	
17	PART OF LOTS 26 AND 27, REGISTERED PLAN No 77	
18	PART OF LOT 26, REGISTERED PLAN No 77	
19	ALL OF LOTS 26 AND 27, REGISTERED PLAN No 77	
20	ALL OF LOTS 26, 27 AND 28, REGISTERED PLAN No 77	
21	ALL OF LOTS 26 AND 27, REGISTERED PLAN No 77	
22	ALL OF LOTS 26 AND 27, REGISTERED PLAN No 77	
24	ALL OF LOTS A, B AND C, REGISTERED PLAN No 77	

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. APRIL 15th 2008 DATE PAUL GOODRIDGE ONTARIO LAND SURVEYOR	PLAN 36R-11867 RECEIVED AND DEPOSITED APR 18, 2008 DATE PAUL GOODRIDGE ONTARIO LAND SURVEYOR
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LOT	44
LOT No	45
LOT PLAN	46
LOT	47
LOT REGISTERED	48
LOT	49
LOT	5



PLAN OF SURVEY OF  
 ALL OF LOTS 451 AND 452, REGISTERED PLAN No 64  
 AND  
 ALL OF LOTS 26 TO 42 BOTH INCLUSIVE  
 AND  
 ALL OF LOTS A, B AND C  
 REGISTERED PLAN No 77  
 AND  
 PART OF A LANE, REGISTERED PLAN No 64  
 AND  
 ALL OF A LANE, REGISTERED PLAN No 64  
 AND  
 ALL OF A LANE, REGISTERED PLAN No 64  
**CITY OF NORTH BAY**  
 DISTRICT OF NIPISSING



LEGEND

- (A) - DENOTES C.L. WOOD, O.L.S.
- (B) - DENOTES MILLER & UPHAM SURVEYING INC., O.L.S.
- (C) - DENOTES D.L. LINDSAY SURVEYING LTD., O.L.S.
- (D) - DENOTES P.A. BLACKBURN LIMITED, O.L.S.
- (E) - DENOTES REGISTERED PLAN No 64
- (F) - DENOTES REGISTERED PLAN No 77
- (G) - DENOTES DEPOSITED PLAN 36R-11867
- (H) - DENOTES DEPOSITED PLAN 36R-11868
- (I) - DENOTES DEPOSITED PLAN 36R-11869
- (J) - DENOTES DEPOSITED PLAN 36R-11870
- (K) - DENOTES DEPOSITED PLAN 36R-11871
- (L) - DENOTES DEPOSITED PLAN 36R-11872
- (M) - DENOTES DEPOSITED PLAN 36R-11873
- (N) - DENOTES DEPOSITED PLAN 36R-11874
- (O) - DENOTES DEPOSITED PLAN 36R-11875
- (P) - DENOTES DEPOSITED PLAN 36R-11876
- (Q) - DENOTES DEPOSITED PLAN 36R-11877
- (R) - DENOTES DEPOSITED PLAN 36R-11878
- (S) - DENOTES DEPOSITED PLAN 36R-11879
- (T) - DENOTES DEPOSITED PLAN 36R-11880
- (U) - DENOTES DEPOSITED PLAN 36R-11881
- (V) - DENOTES DEPOSITED PLAN 36R-11882
- (W) - DENOTES DEPOSITED PLAN 36R-11883
- (X) - DENOTES DEPOSITED PLAN 36R-11884
- (Y) - DENOTES DEPOSITED PLAN 36R-11885
- (Z) - DENOTES DEPOSITED PLAN 36R-11886
- (AA) - DENOTES DEPOSITED PLAN 36R-11887
- (AB) - DENOTES DEPOSITED PLAN 36R-11888
- (AC) - DENOTES DEPOSITED PLAN 36R-11889
- (AD) - DENOTES DEPOSITED PLAN 36R-11890
- (AE) - DENOTES DEPOSITED PLAN 36R-11891
- (AF) - DENOTES DEPOSITED PLAN 36R-11892
- (AG) - DENOTES DEPOSITED PLAN 36R-11893
- (AH) - DENOTES DEPOSITED PLAN 36R-11894
- (AI) - DENOTES DEPOSITED PLAN 36R-11895
- (AJ) - DENOTES DEPOSITED PLAN 36R-11896
- (AK) - DENOTES DEPOSITED PLAN 36R-11897
- (AL) - DENOTES DEPOSITED PLAN 36R-11898
- (AM) - DENOTES DEPOSITED PLAN 36R-11899
- (AN) - DENOTES DEPOSITED PLAN 36R-11900

BEARING NOTE

BEARINGS ARE ASTRONOMICAL AND ARE REFERRED TO THE SOUTH WESTERN CORNER OF MCLAREN STREET, REGISTERED PLAN No 64, BEARING ON REGISTERED PLAN No 77, HAVING A BEARING OF 180.000°.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT  
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF APRIL 2008.

NORTH BAY, ONTARIO  
 APRIL 15th 2008

PAUL GOODRIDGE  
 ONTARIO LAND SURVEYOR

GOODRIDGE WALKER LIMITED	ONTARIO LAND SURVEYORS
1000	1000
1000	1000
1000	1000