

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-204

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON HIGHWAY 11 NORTH FROM A "RURAL
COMMERCIAL (RC)" ZONE TO A "RURAL SPECIAL NO. 18 (A Sp. 18)" ZONE
(Theresa Hutter – Highway 11 North)**

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 "C-10" 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 November 25th, 2013 to approve this rezoning.

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

- 1) Schedule "C-10" 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 Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT)) along Highway 11 North in the City of North Bay from a "Rural Commercial (RC)" zone to a "Rural Special No. 18 (A Sp.18) zone.
- 2) All buildings or structures erected or altered and the use of land in such "Rural Special No. 18 (A Sp.18)" 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 11.2.18:

"11.2.18 "Rural Special No. 18 (A Sp.18)"
11.2.18.1 The property description of this "Rural Special No. 18 (A Sp.18)" is Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT) along Highway 11 North in the City of North Bay as shown on the attached Schedule and on Schedule "C-10".

11.2.18.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Special No. 18 (A Sp.18)" except for the following uses:

- Agricultural and Forestry Uses
- Cemeteries
- Commercial Agricultural Uses
- Conservation Areas
- Hobby farm
- Public and Private Recreational Uses
- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended
- Accessory uses to the above
- Accessory home based businesses in accordance with Section 3.35

11.2.18.2 (b) The regulations for this "Rural Special No. 18 (A Sp.18)" are as follows:

- i) Minimum Front Yard Setback shall be 10.9 metres

11.2.18.3 The use of land or building in this "Rural Special No. 18 (A Sp.18)" 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 "Rural Special No. 18 (A Sp.18)" 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 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 25TH DAY OF NOVEMBER, 2013.
READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF NOVEMBER, 2013.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 9TH DAY OF
DECEMBER 2013.

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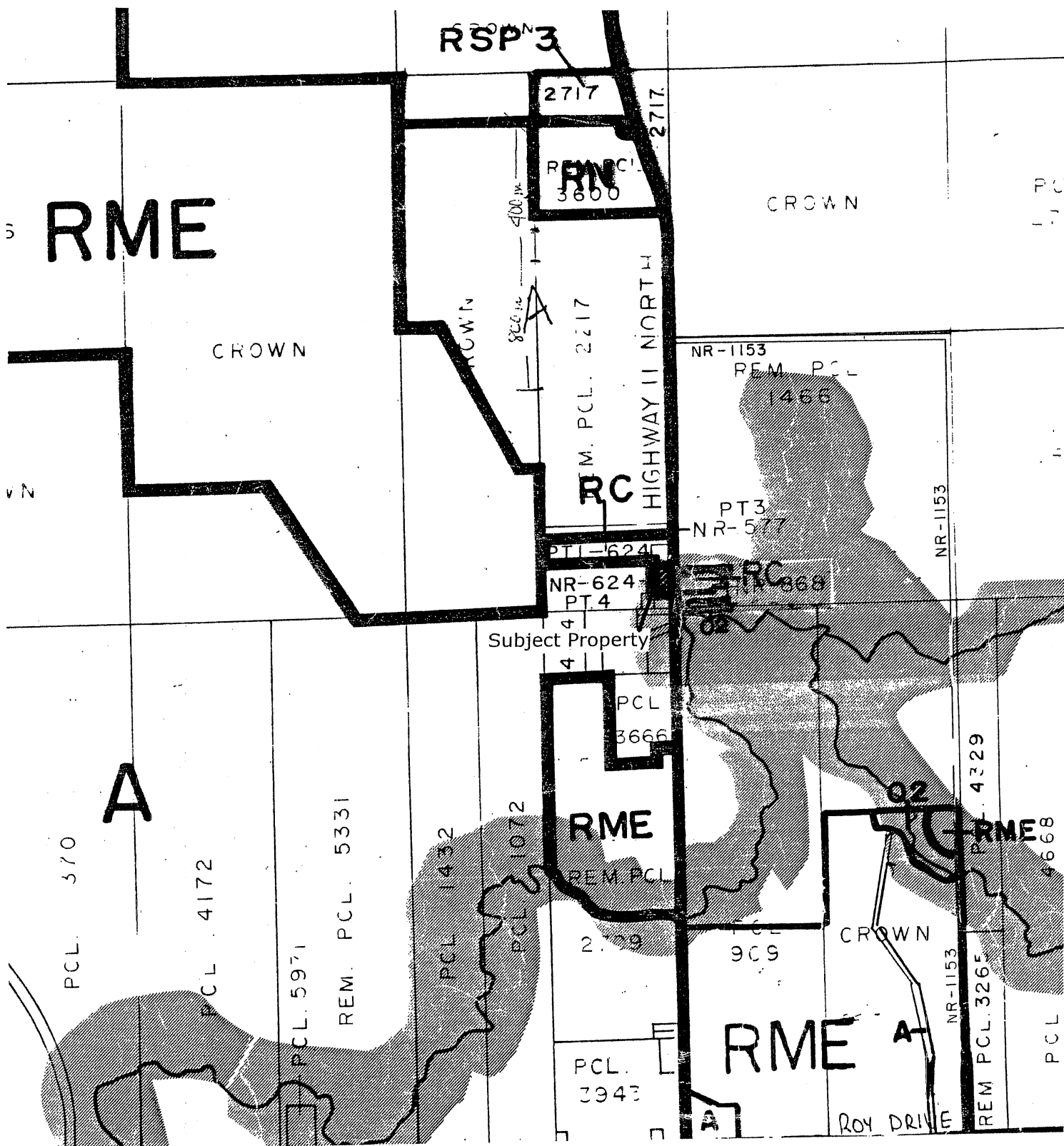
Mayor, Allan McDonald


"original signature on file"

City Clerk, Catherine Conrad

Mayor Allan McDonald

City Clerk Catherine Conrad



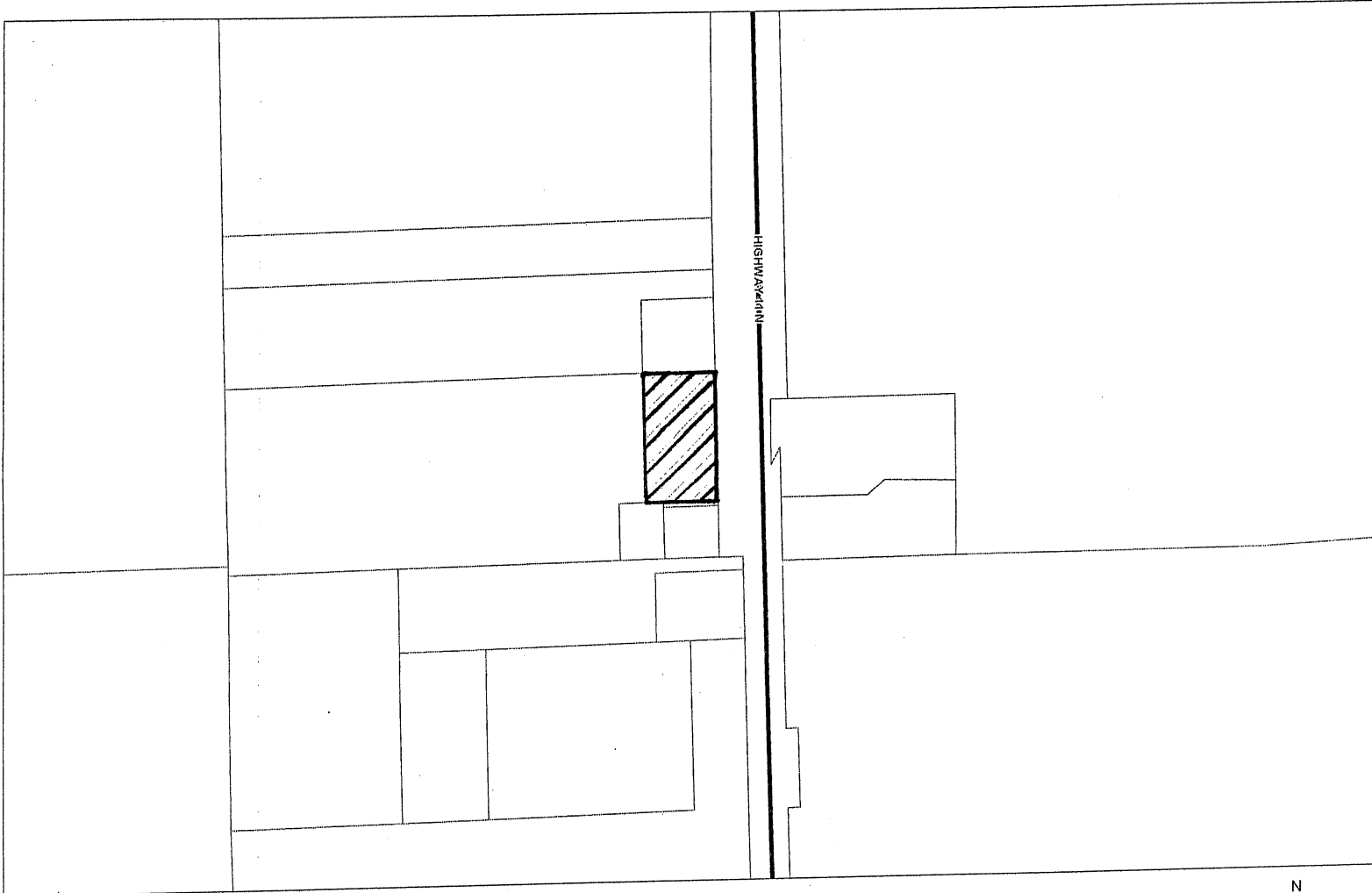
 Zoning By-law Amendment
 From: "Rural Commercial (RC)"
 To: "Rural Special No. 18 (A Sp.18)"

This is Schedule "B"
To By-law No. 2013-204

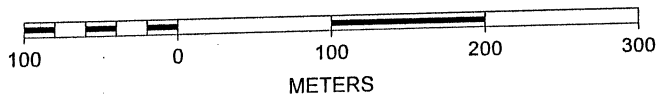
Passed the 9TH day of DECEMBER 2013


Mayor Allan McDonald

City Clerk Catherine Conrad



SCALE 1 : 4,919

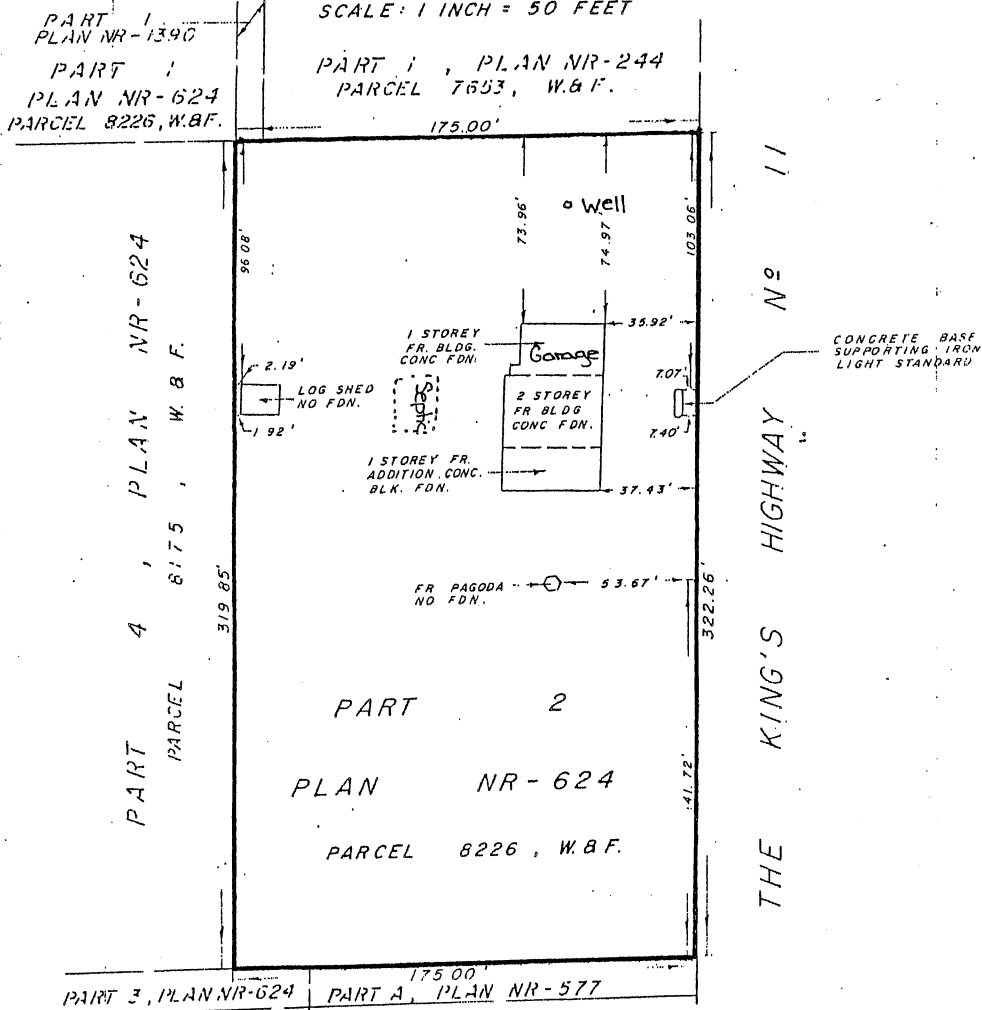


 Zoning By-law Amendment
From: "Rural Commercial (RC)"
To: "Rural Special No. 18 (A Sp.18)"

Mayor Allan McDonald

City Clerk Catherine Conrad

SURVEYOR'S CERTIFICATE ON
 PART OF LOT 21, CONCESSION 5
 TOWNSHIP OF WIDDIFIELD
 NOW IN THE
CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 SCALE: 1 INCH = 50 FEET



I HEREBY CERTIFY THAT I HAVE EXAMINED
 PART OF LOT 21, CONCESSION 5, TOWNSHIP OF WIDDIFIELD
 NOW IN THE CITY OF NORTH BAY AS ILLUSTRATED
 ABOVE AND HAVE FOUND THE BUILDINGS TO BE
 LOCATED THEREON AS SHOWN HEREON.

NORTH BAY, ONTARIO
 JUNE 20TH, 1980.
P. A. Blackburn
 P. A. BLACKBURN
 ONTARIO LAND SURVEYOR
 for: P. A. BLACKBURN LIMITED
 ONTARIO LAND SURVEYORS

 Zoning By-law Amendment
 From: "Rural Commercial (RC)"
 To: "Rural Special No. 18 (A Sp.18)"