

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-227

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON AIRPORT AND GOLF CLUB ROAD
FROM “RESIDENTIAL HOLDING (RH)” TO
“RESIDENTIAL FIRST DENSITY (R1), RESIDENTIAL THIRD DENSITY (R3) AND
RESIDENTIAL MULTIPLE SECOND DENSITY (RM2)”**

(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-34” 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 17th, 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-34” of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedules “A” and “B” attached hereto (which property is more particularly described as Concession B, Part of Lot 18, in the former Township of Widdifield) on Airport Road and Golf Course Road in the City of North Bay from a “Residential Holding (RH)” zone to a “Residential First Density (R1), Residential Third Density (R3) and a Residential Multiple Second Density (RM2)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential First Density (R1), Residential Third Density (R3) and Residential Multiple Second Density (RM2)” zones shall conform to all applicable provisions of By-law No. 28-80 of the Corporation of the City of North Bay.
- 3)
 - 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. 254/06 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 17TH DAY OF NOVEMBER, 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 17TH DAY OF NOVEMBER, 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 1ST DAY OF DECEMBER, 2008.

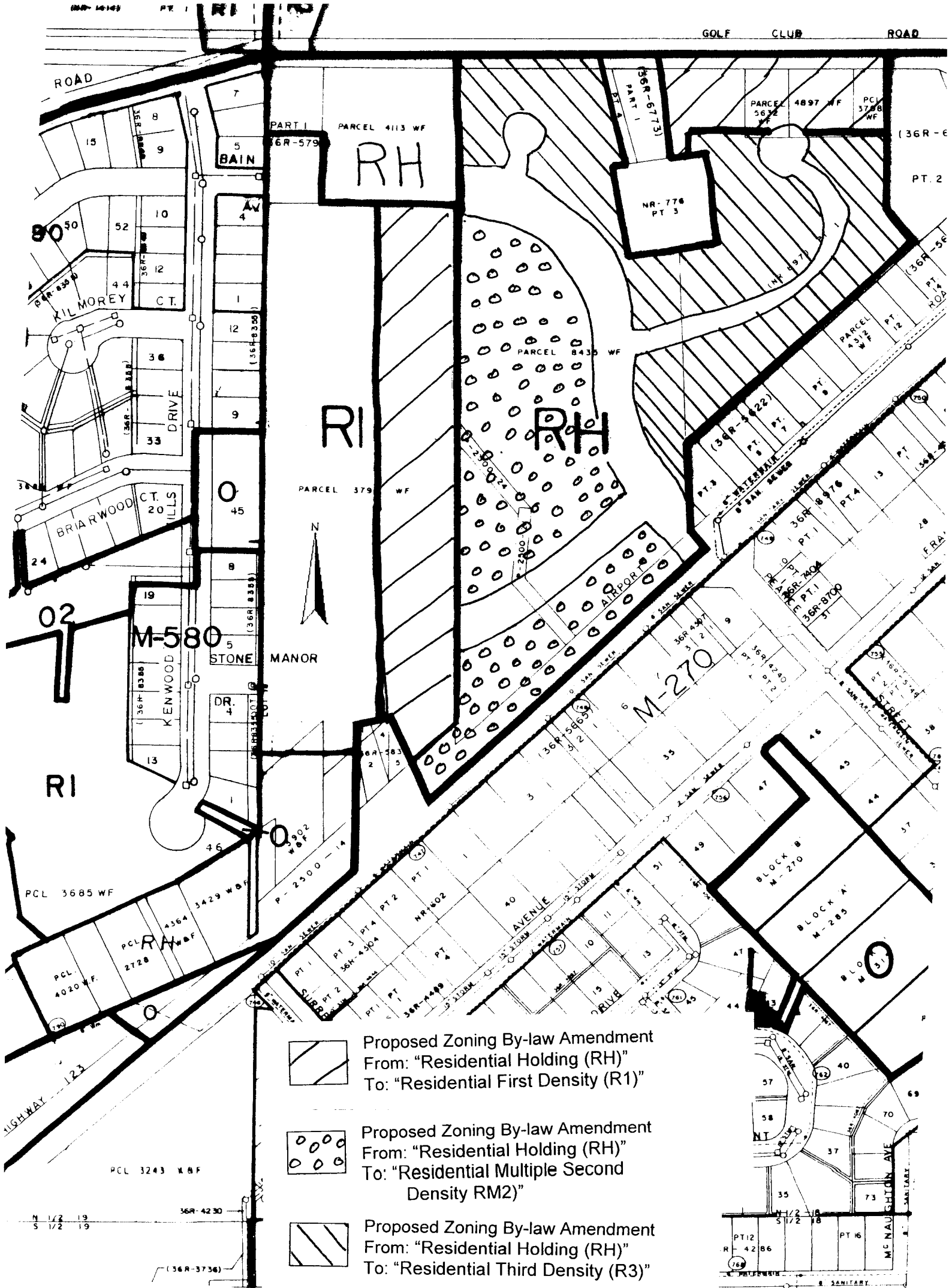
"original signature on file"
MAYOR VIC FEDELI

"original signature on file"
CITY CLERK CATHERINE CONRAD

This is Schedule "A"
To By-Law No. 2008-227
Passed the 1st day of December, 2008.

Mayor Vic Fedeli

City Clerk Catherine Conrad



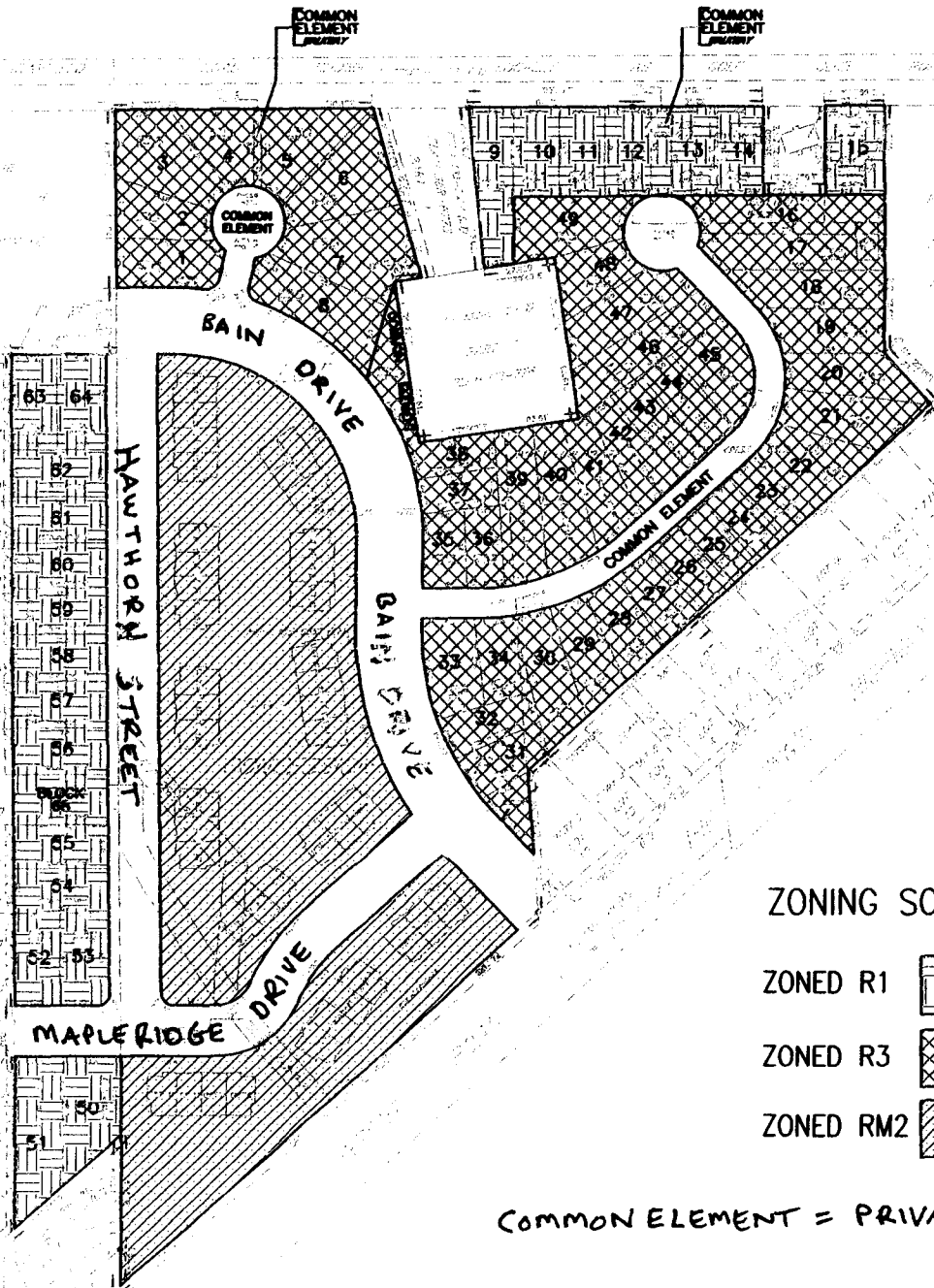
This is Schedule "B"
 To By-Law No. 2008-227
 Passed the 1st day of December, 2008.

 Mayor Vic Fedeli

 City Clerk Catherine Conrad

DRAFTPLAN OF CONDOMINIUM AND OF SUBDIVISION OF
 PART OF LOT 18 CONCESSION 'B'
 TOWNSHIP OF WIDDIFIELD
 CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 Miller & Uroo Surveying Inc

SCALE 1 : 1000



ZONING SCHEDULE

- ZONED R1
- ZONED R3
- ZONED RM2

COMMON ELEMENT = PRIVATE ROAD

(Faint text, likely a signature or stamp area)

This is Schedule "C"
 To By-Law No. 2008-227
 Passed the 1st day of December, 2008.

Mayor Vic Fedeli

City Clerk Catherine Conrad

RAFTPLAN OF CONDOMINIUM AND OF SUBDIVISION OF
ART OF LOT 18 CONCESSION 'B'
TOWNSHIP OF WIDDFIELD
 IN THE
CITY OF NORTH BAY
 DISTRICT OF NIPISSING

Miller & Uroo Surveying Inc

SCALE 1 : 1000
 0m 20m 40m 60m 80m 100m

OWNER'S CERTIFICATE

I HEREBY CERTIFY TO PLAN OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

DATE OF ISSUE
 APR 24, 2008

PLAN NO. - 065270
 SHEET NUMBER OF REGISTERED PLAN OF
 FOR 0652-0653 (R.O.)
 FOR 0652-0654 (R.O.)
 FOR 0652-0655 (R.O.)

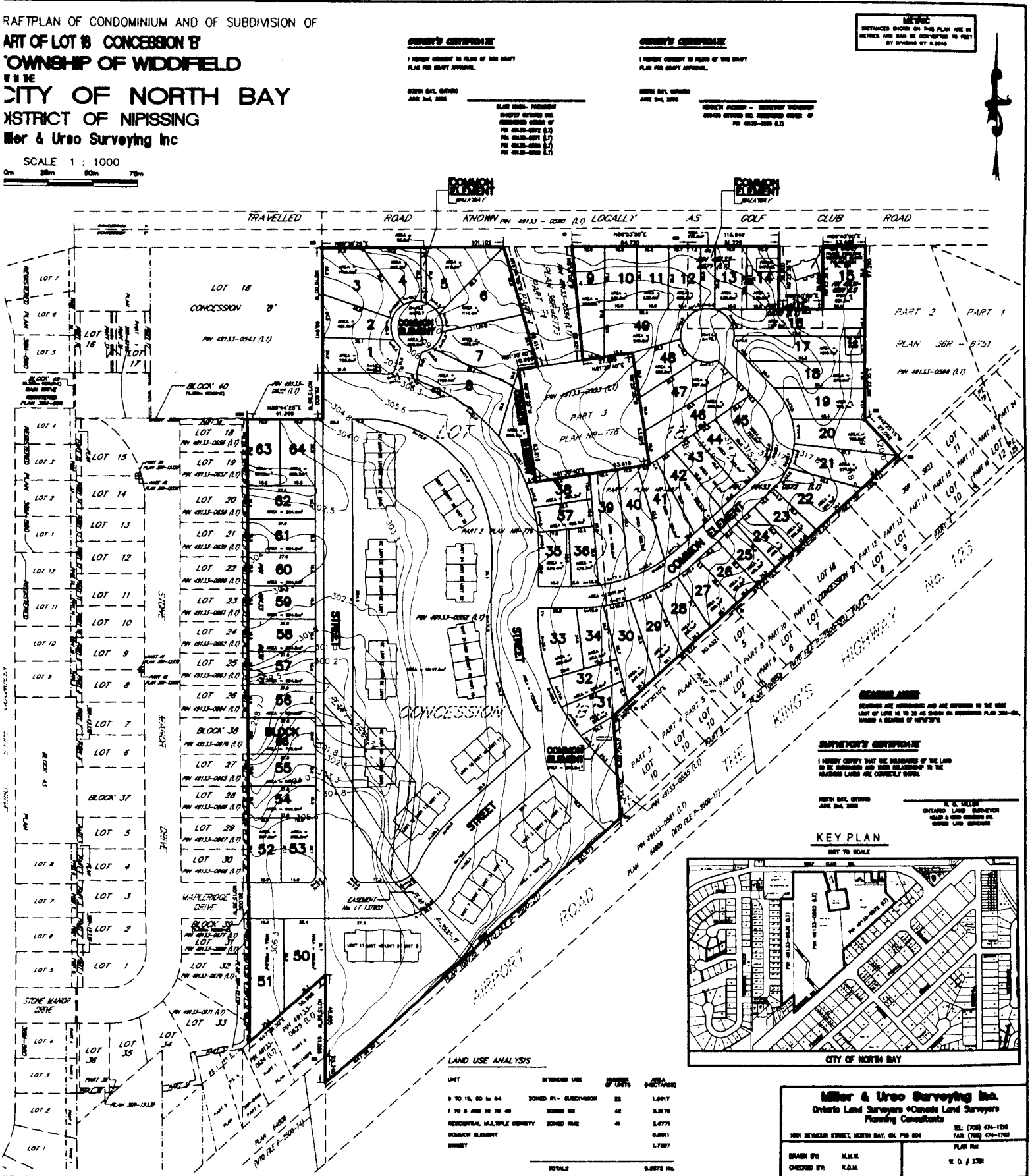
OWNER'S CERTIFICATE

I HEREBY CERTIFY TO PLAN OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

DATE OF ISSUE
 APR 24, 2008

SHEET NUMBER - HERBERT WOODS
 SHEET NUMBER OF REGISTERED PLAN OF
 FOR 0652-0655 (R.O.)

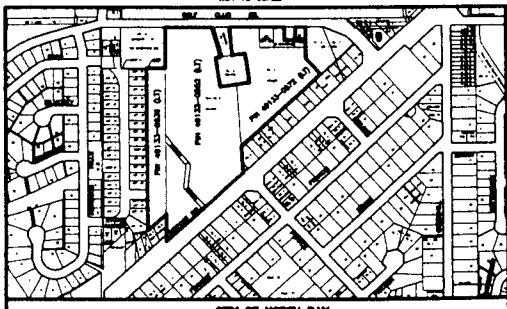
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND IN THIS CONVEYANCE AND THE RELATIONSHIP TO THE SURROUNDING LANDS ARE CORRECTLY SHOWN.

KEY PLAN
 NOT TO SCALE



LAND USE ANALYSIS

LOT	INTENDED USE	NUMBER OF UNITS	PERCENTAGE
9 TO 16, 20 TO 24	ZONED R1 - RESIDENCE	28	1.6817
1 TO 8 AND 18 TO 20	ZONED R2	46	2.8778
RESIDENTIAL MULTIPLE DENSITY	ZONED R4	41	2.4771
COMMON ELEMENT			0.2601
STREET			1.7387
TOTALS			6.9974%

Miller & Uroo Surveying Inc.
 Ontario Land Surveyors / Canada Land Surveyors
 Planning Consultants

1000 VENEUR STREET, NORTH BAY, ON P1B 0G6 TEL: (705) 674-1250
 7450 (705) 674-1750 FAX: (705) 674-1753
 PLAN No. _____
 DRAWN BY: M.M.H.
 CHECKED BY: R.J.L. N. O. P. 2381