

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 98-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON TOWER DRIVE, SMITH ROAD AND HAZELTON LANE FROM A "RURAL RESIDENTIAL ESTATE (RRE)" ZONE TO A "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE Sp.3)" ZONE, A "FLOODWAY (0.1)" ZONE AND A "OPEN SPACE (0)" ZONE  
(H. VANDUSSELDORP HAZELTON ESTATES)

WHEREAS the owner of the subject property has requested a rezoning;

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 C-6 of By-law No. 28-80 pursuant to Section 34 of The Planning Act;

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

1. Schedule "C-6" 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 of Lot 12 PPlan M-563 along Tower Drive, Smith Road and Hazelton Lane in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Rural Residential Estate (RRE)" Zone to a "Rural Residential Estate Special No.3 (RRE Sp.3)" Zone, a "Floodway (0.1)" Zone and an "Open Space (0)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.5.3:  
"11.5.3 "Rural Residential Estate Special Zone No. 3  
(RRE Sp.3)"  
11.5.3.1 The property description of this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone is parts of Lot 12, Plan M-563 along Tower Drive, Smith Road and Hazelton Lane in The City of North Bay as shown on the attached Schedule and Schedule "C-6."

11.5.3.2(a) No person shall use land or use, erect, or construct any building or structure in this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone, except for the following uses:

single-family detached dwelling;  
local park and playground;  
accessory uses to the above;  
home occupations in accordance with Section 3.36.

11.5.3.2(b) The regulations for this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone are as follows:

- i Minimum Lot Area shall be one and two-tenths (1.2) hectares;
- ii Minimum Lot Frontage shall be seventy-six (76) metres;
- iii Minimum Lot Frontage for proposed Lot 7, being a Portion of Lot 12, Plan M-563 shall be fifty-six (56) metres;
- iv Minimum Front Yard shall be fifteen (15) metres;
- v Minimum Rear Yard shall be fifteen (15) metres;
- vi Minimum Side Yard shall be fifteen (15) metres;
- vii Minimum Floor Area shall be ninety-three (93) square metres;
- viii Maximum Lot Coverage shall be five (5) percent;
- ix Maximum Height of main building shall be ten and five-tenths (10.5) metres;
- x Minimum setback of thirty (30) metres to the top of Doran Creek bank for septic systems.

11.5.3.3. The use of land or buildings in this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone shall conform to all other regulations of this By-Law, except as hereby expressly varied."

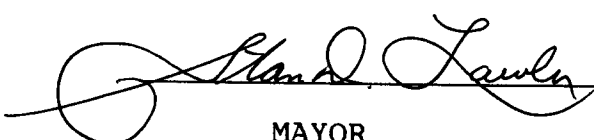
3. Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" as shown on Schedule "C" to this By-law.
4. All buildings or structures erected or altered and the use of land in the "Open Space (0)" Zone and "Floodway (0.1)" Zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 5.a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulation 404/83.
- 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 this 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.

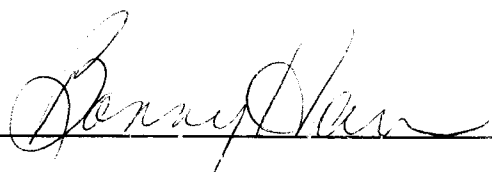
READ A FIRST TIME IN OPEN COUNCIL THE 28 DAY OF MAY 1990.

READ A SECOND TIME IN OPEN COUNCIL THE 23 DAY OF JULY 1990.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 23 DAY

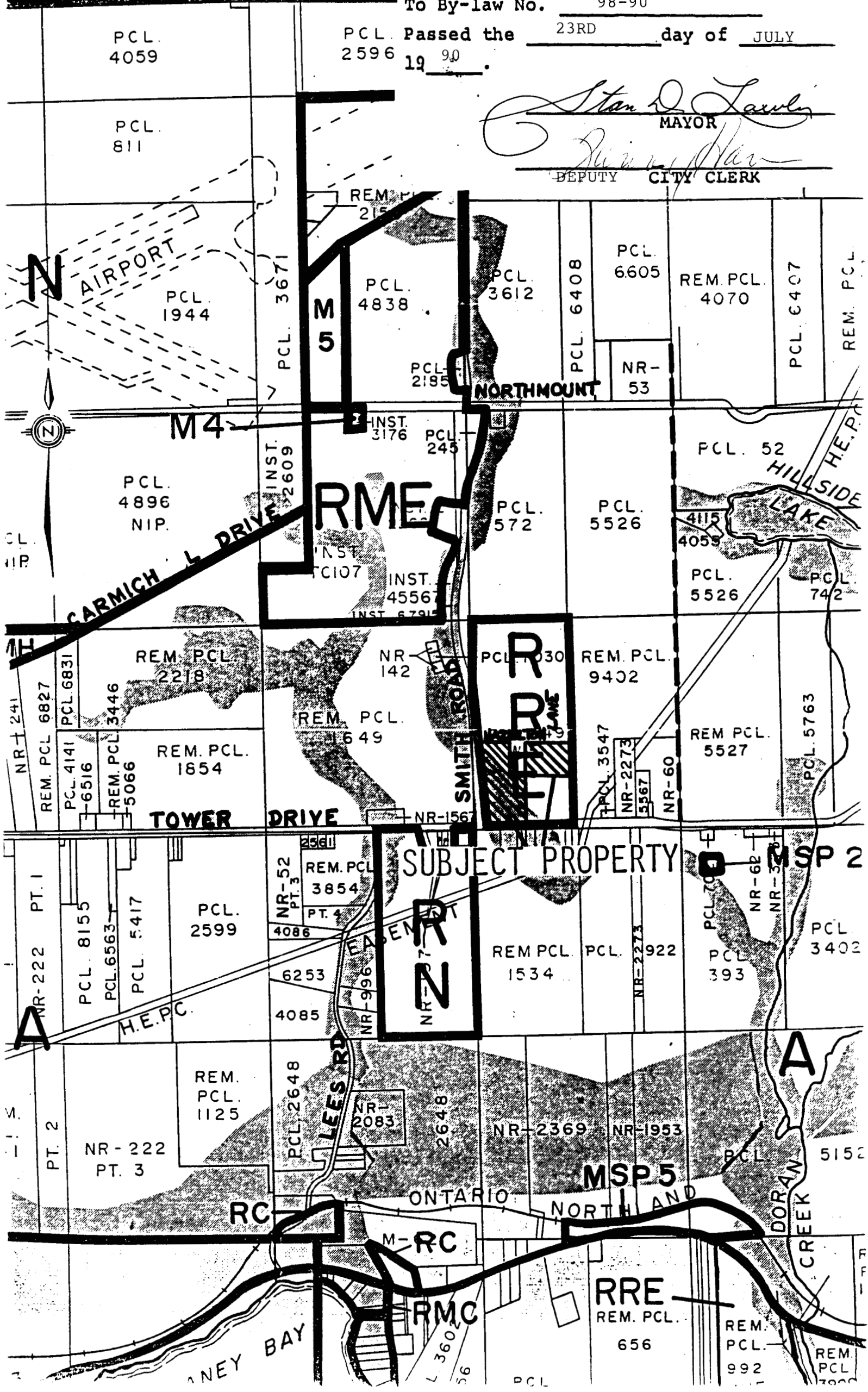
OF JULY, 1990.

  
MAYOR

  
DEPUTY CITY CLERK

PCL. Passed the 23RD day of JULY  
2596 19 90

*Stan D. Lawley*  
MAYOR  
*Debra M. ...*  
DEPUTY CITY CLERK



PCL. 4059

PCL. 811

REM. PCL. 215

PCL. 4838

PCL. 3612

PCL. 6605

REM. PCL. 4070

PCL. 6407

REM. PCL.

PCL. 1944

PCL. 3671

M 5

PCL. 2195

PCL. 6408

NR-53

M 4

INST. 3176

PCL. 245

PCL. 52

PCL. 4896  
NIP.

RME

PCL. 572

PCL. 5526

HILLSIDE LAKE

INST. 45567

INST. 67915

4115

4059

PCL. 5526

PCL. 742

REM. PCL. 2218

NR 142

PCL. 030

REM. PCL. 9402

NR-241  
REM. PCL. 6827

PCL. 6831  
6516

REM. PCL. 3446  
5066

REM. PCL. 1854

REM. PCL. 1649

RRE

PCL. 3547

NR-2273

5567

NR-60

REM. PCL. 5527

PCL. 5763

TOWER DRIVE

NR-1567

SUBJECT PROPERTY

MSP 2

NR-222 PT. 1

PCL. 8155

PCL. 6563

PCL. 5417

PCL. 2599

NR-52 PT. 3  
REM. PCL. 3854

PT. 4  
4086

RRE

REM. PCL. 1534

PCL. 2922

PCL. 393

PCL. 3402

H.E.P.C.

6253

4085

PCL. 2648

NR-2083

2648

NR-2369

NR-1953

A

NR-222 PT. 3

REM. PCL. 1125

RC

ONTARIO NORTH AND

MSP 5

PCL. 5152

M-RC

RMC

RRE

REM. PCL. 656

REM. PCL. 992

REM. PCL. 7000

ANEY BAY

L 3602

PCL.

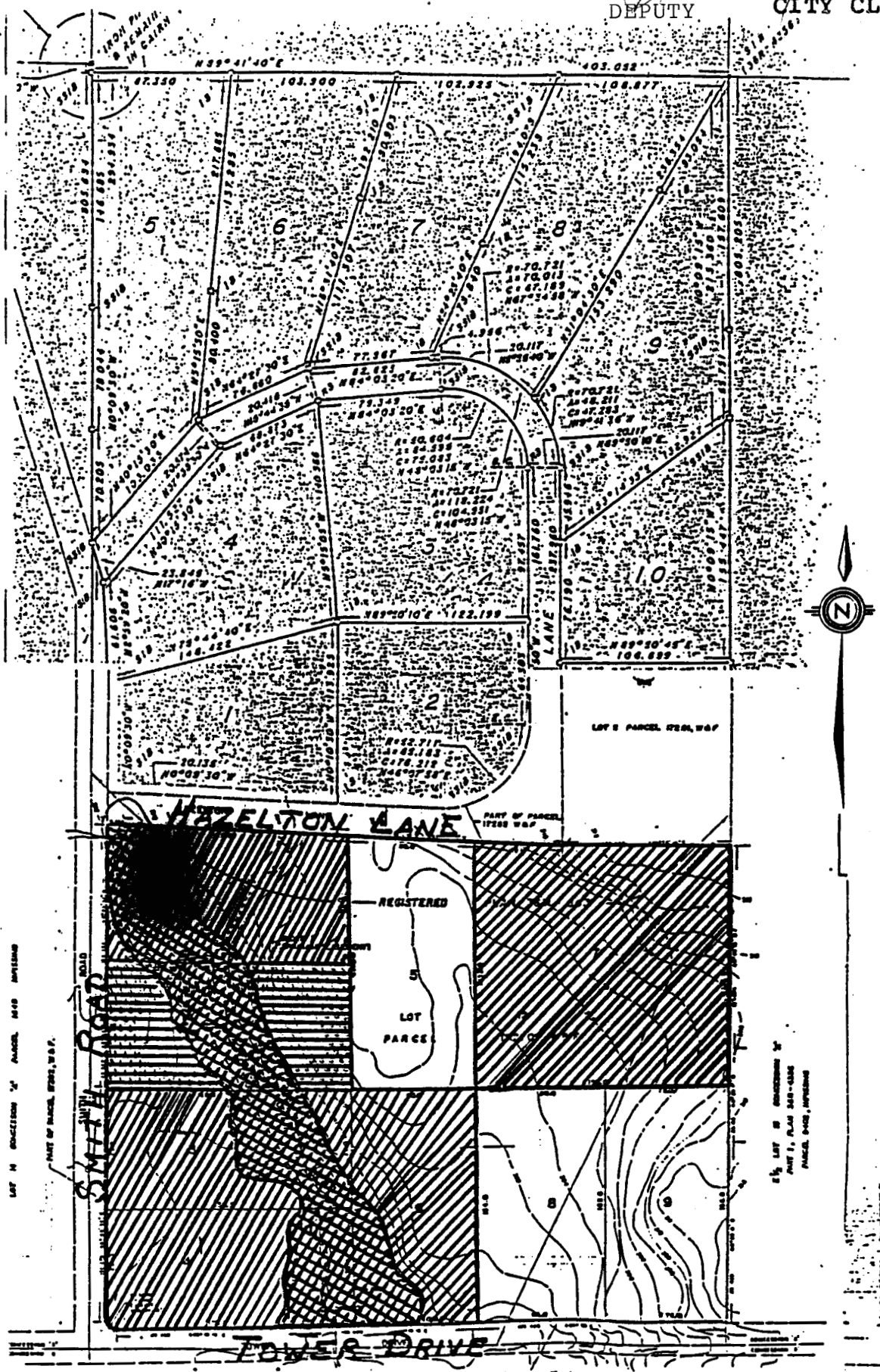
This is Schedule " B "


To By-law No. 98-90


Passed the 23RD day of JULY


19 90 .

*Stan D. Lawler*  
MAYOR  
*Deputy Clerk*  
DEPUTY CITY CLERK



 FROM "RURAL RESIDENTIAL ESTATE (RRE)" TO "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE Sp.3)"

 FROM "RURAL RESIDENTIAL ESTATE (RRE)" TO "OPEN SPACE (0)"

 FROM "RURAL RESIDENTIAL ESTATE (RRE)" TO "FLOODWAY (0.1)"

This is Schedule "C"

to By-law No. 98-90

Passed the 23RD day of

JULY 19 90.

*Stan D. Lawley*  
MAYOR

*Barbara [unclear]*  
DEPUTY CITY CLERK

SCHEDULE TO "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE.SP.3)"

