

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-121

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON LAKESHORE DRIVE
FROM “RESIDENTIAL THIRD DENSITY (R3)” TO
“RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL NO. 114 (RM2 Sp.114)”**

(DAVID & DEBRA GOODFELLOW – 465 TO 467 LAKESHORE DRIVE)

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 Section 11 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 May 12th, 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-70” 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 Plan M-211, Lots 38 to 40 and Lots 139 to 141) on Lakeshore Drive in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density Special No.114 (RM2 Sp.114)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple Second Density Special No.114 (RM2 Sp.114)” 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 11.2.114.1:

11.2.114 Residential Multiple Second Density Special No. 114 (RM2 Sp.114)

11.2.114.1 The property description of this “Residential Multiple Second Density Special No. 114 (RM2 Sp.114)” zone is: Plan M-211, Lots 38 to 40 and Lots 139 to 141 along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and Schedule “B-70”

11.2.114.2 The regulations for this “Residential Multiple Second Density Special No. 114 (RM2 Sp.114)” zone are as follows:

 - i) Minimum lot area reduced from 2459.4 to 1981.3 square metres;
 - ii) Minimum lot frontage reduced from 80.1 metres to 31.5 metres;
 - iii) Front yard setback from Lake Nipissing reduced from 6.0 metres to existing 0 metres

- iv) Interior side yard setback reduced to from 1.81 metres to existing 0.49 metres
- v) Minimum side yard setback reduced to from 1.2 metres to existing 0.87 metres
- vi) Rear Yard setback from Lakeshore Drive reduced from 7.6 metres to existing 2.84 metres
- vii) Recognize existing cottages as single detached dwellings and as a permitted use
- viii) Remove Boarding or rooming house or Group Home Type 1 as a permitted use

11.2.114.3 The use of land or buildings in this “Residential Multiple Second Density Special No. 114 (RM2 Sp.114)” 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 “Residential Multiple Second Density Special No. 114 (RM2 Sp.114)” zone as Schedule “C” to this By-law.
- 5) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto are hereby designated as a Site Plan Control Area.
- 6)
 - 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 12th DAY OF MAY 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 12th DAY OF MAY 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 5 DAY OF August 2008.

"original signature on file"

MAYOR VIC FEDELI

"original signature on file"

CITY CLERK CATHERINE CONRAD

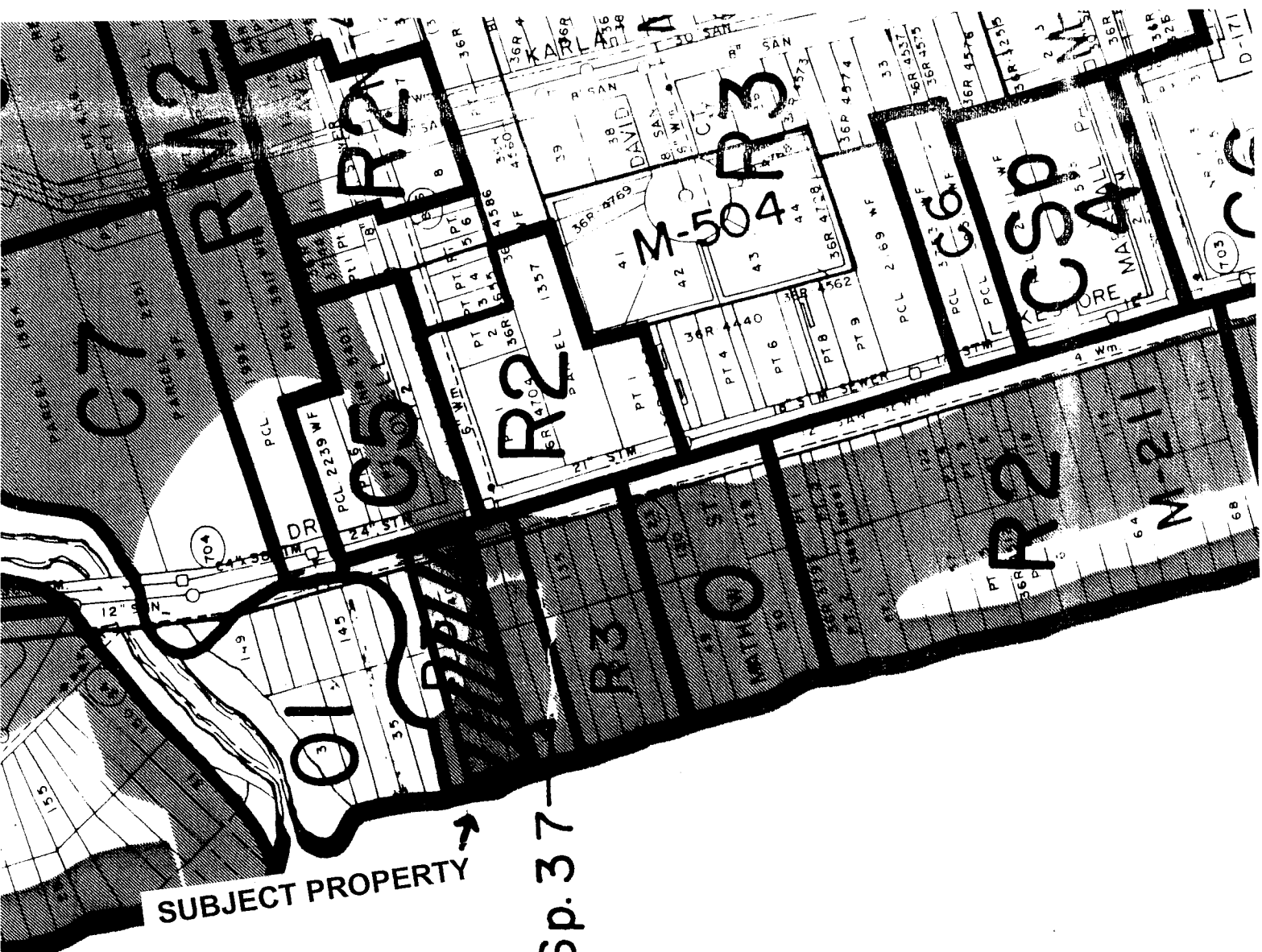
This is Schedule "A"

To By-law No. 2008-121

Passed the 5 day of August 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



RM4 Sp. 37



Proposed Zoning By-law Amendment
 From: Residential Third Density (R3)
 To: Residential Multiple Second
 Density Special 114 (RM2 Sp.114)

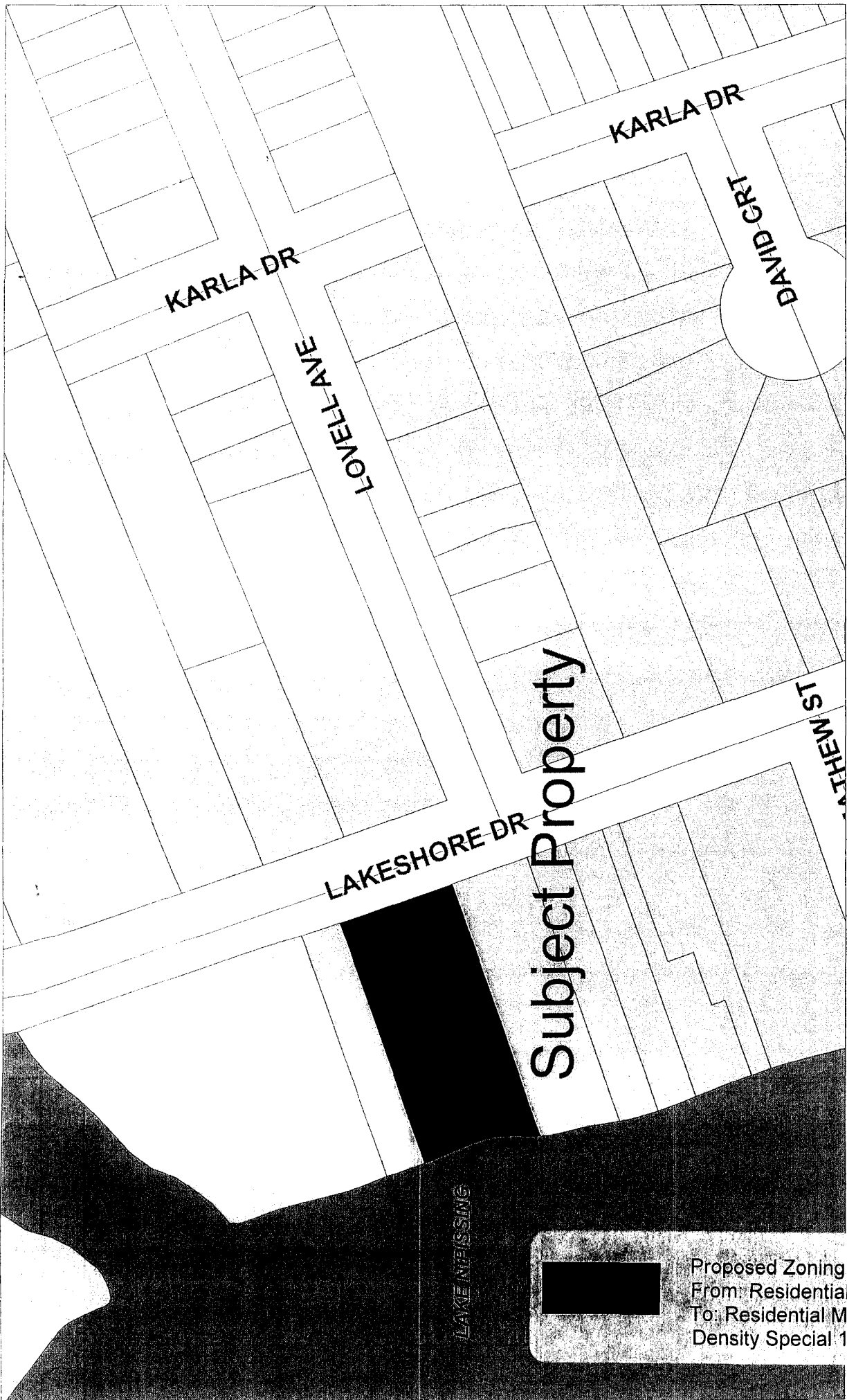
This is Schedule "B"

To By-law No. 2008-121

Passed the 5 day of August 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



Proposed Zoning By-law Amendment
From: Residential Third Density (R3)
To: Residential Multiple Second
Density Special 114 (RM2 Sp.114)

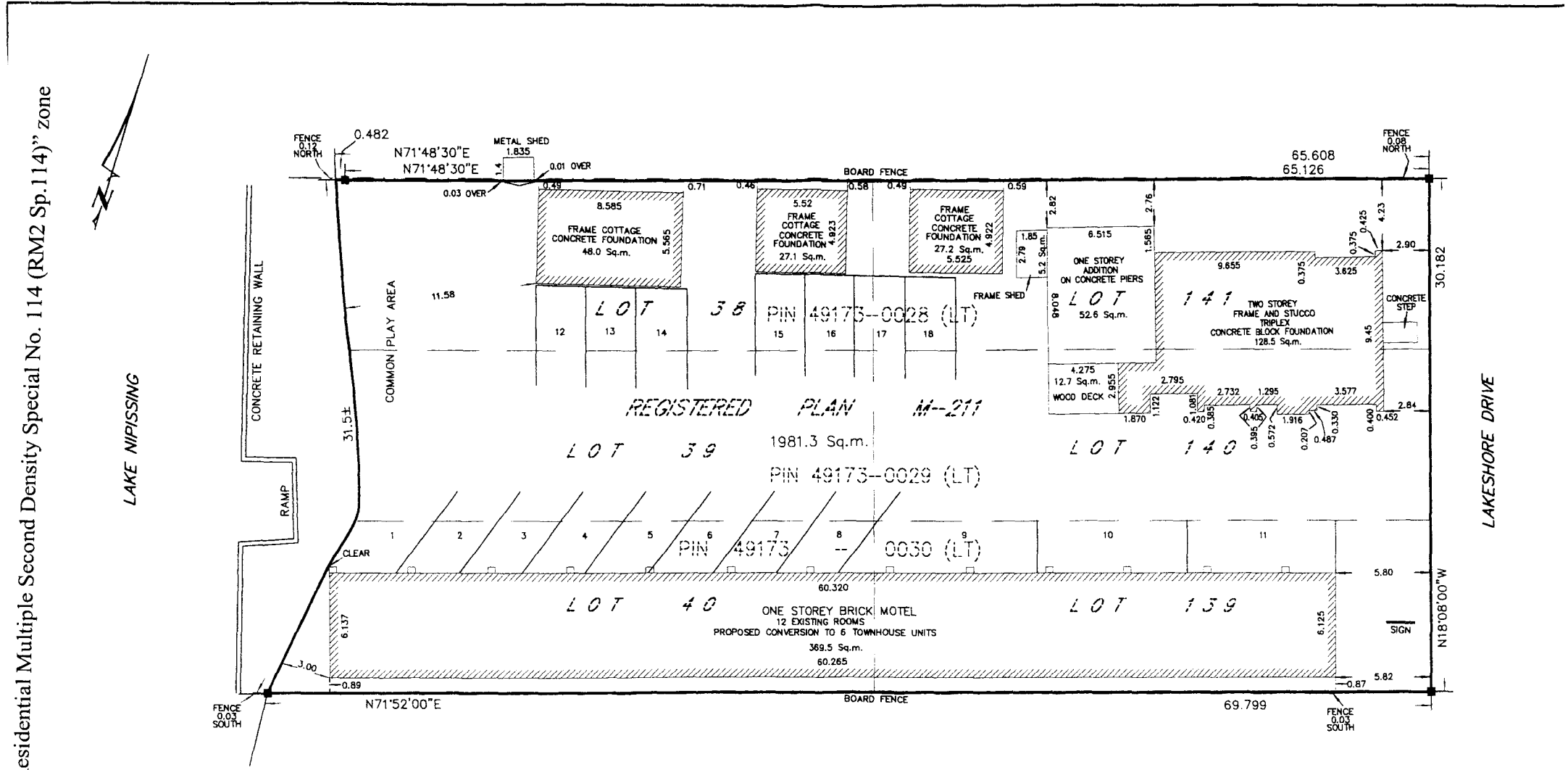
Mayor Vic Fedeli

City Clerk Catherine Conrad

This is Schedule to "Residential Multiple Second Density Special No. 114 (RM2 Sp.114)" zone

SITE PLAN OF
ALL OF LOTS 38, 39, 40, 139, 140 and 141
REGISTERED PLAN M-211
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1 : 250
Miller & Urso Surveying Inc.



LOT COVERAGE

AREA OF PROPERTY = 1981.3 Sq.m.
 AREA OF MOTEL = 369.5 Sq.m.
 AREA OF FRAME DWELLING = 181.1 Sq.m.
 AREA OF FRAME COTTAGES = 102.3 Sq.m.
 AREA OF FRAME SHED = 5.2 Sq.m.
 LOT COVERAGE = 33.2%

METRIC

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

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Miller & Urso Surveying
 Ontario Land Surveyors & Canada Land
 Planning Consultants

CLIENT: DAVE GOODFELLOW

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