

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

**BY-LAW NO. 2006-66**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON CARMICHAEL DRIVE FROM A "RURAL (A)" ZONE TO A "RESIDENTIAL FIRST DENSITY (R1)" AND A "RESIDENTIAL FIRST DENSITY HOLDING (R1H)" ZONE**

**(MAURICE BARRE AND DORIS BARRE - CARMICHAEL 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 the zone designation shown on Schedule "C-6" 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 April 10<sup>th</sup>, 2006 to approve this rezoning.

**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 Concession A, Part of South Half Lot 16, Plan NR-33, Parts 2, 3 & 4, Plan NR-241, Part 4 in the City of North Bay), shown as hatched on Schedule "B" attached hereto from a "Rural (A)" zone to a "Residential First Density (R1)" zone and a "Residential First Density Holding (R1H)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential First Density (R1)" zone shall conform to all applicable provisions of By-law No. 28-80 of the Corporation of the City of North Bay.
- 3)
  - a) The Holding Zone provision shall be applied to the lands shown as hatched on Schedule "C" attached hereto.
  - b) The regulations contained in Section 3.39.1 of Zoning By-law 28-80 do not apply to the lands shown as hatched on Schedule "C" attached hereto.
  - c) Prior to the removal of the holding zone provisions and prior to any building permit being issued for any permitted use, the Owner(s) shall:
    - a) complete to the satisfaction of, and at no expense to, the City of North Bay the necessary infrastructure improvements;
    - b) provide the necessary municipal water and sewer services to the satisfaction of, and at no expense to, the City of North Bay; and
    - c) certify that the water pressure within Zone 4 is to a standard acceptable to the City of North Bay.

Provided the above condition has been satisfied, and all agreements executed, the holding zone provisions shall be removed with respect to any portion of the subject lands which shall be set out in the holding zone removal by-law.

The holding zone provisions may also be removed to allow any specific use or uses permitted on the subject lands provided such uses are set out in the holding zone removal by-law.

- 4) 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. 199/96 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 10<sup>TH</sup> DAY OF APRIL 2006.**

**READ A SECOND TIME IN OPEN COUNCIL THE 10<sup>TH</sup> DAY OF APRIL 2006.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24<sup>TH</sup> DAY OF APRIL 2006.**



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**MAYOR VIC FEDELI**



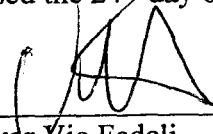
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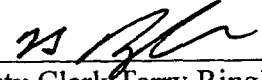
**DEPUTY CLERK TERRY RINGLER**

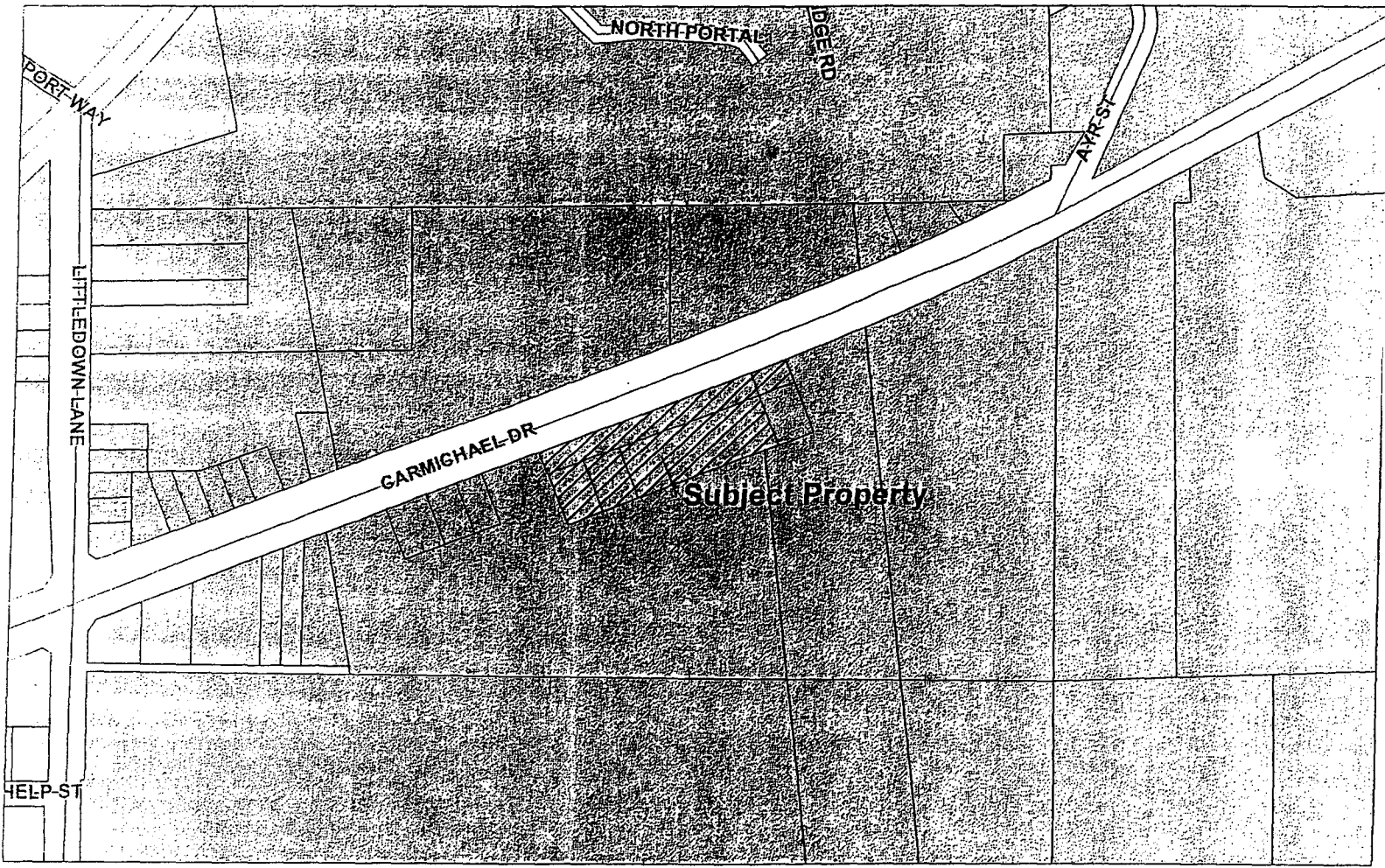
This is Schedule "A"

To By-Law No. 2006-66

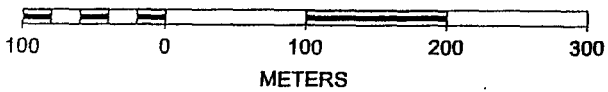
Passed the 24<sup>th</sup> day of April 2006.

  
Mayor Vic Fedeli

  
Deputy Clerk Terry Ringler




SCALE 1 : 5,500



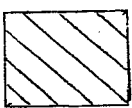
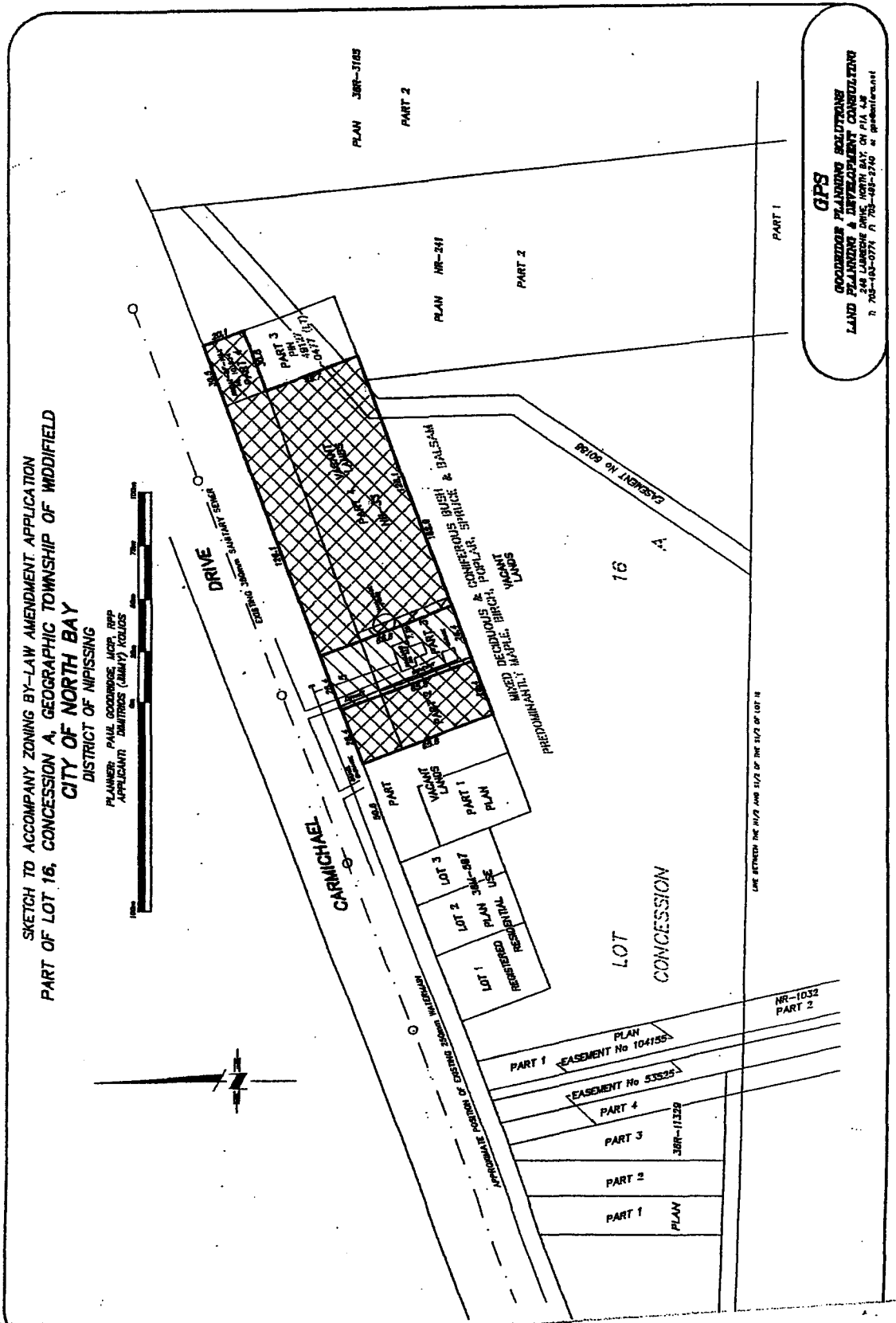
This is Schedule "B"

To By-Law No. 2006-66

Passed the 24<sup>th</sup> day of April 2006.

  
Mayor Vic Fedeli

  
Deputy Clerk Terry Ringler



Zoning By law Amendment  
From "Rural (A)" to "Residential First Density (R1)"



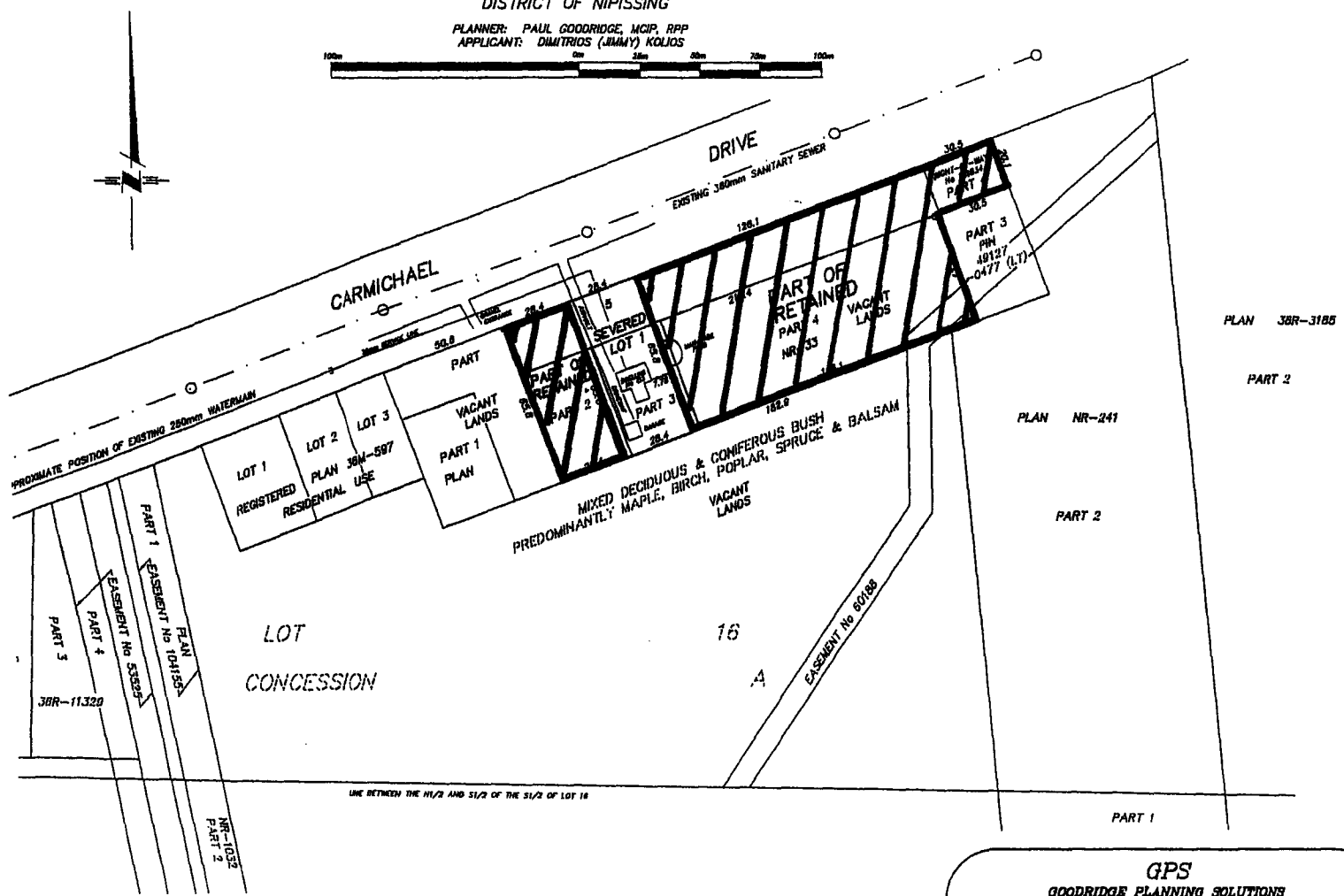
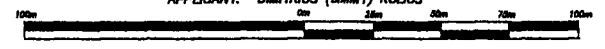
Zoning By law Amendment  
From "Rural (A)" to "Residential First Density Holding"



Lands to which the "Residential First Density Holding (R1H)" zone applies

SKETCH TO ACCOMPANY SEVERANCE APPLICATION  
PART OF LOT 16, CONCESSION A, GEOGRAPHIC TOWNSHIP OF WIDDIFIELD  
CITY OF NORTH BAY  
DISTRICT OF NIPISSING

PLANNER: PAUL GOODRIDGE, MCIP, RPP  
APPLICANT: DIMITRIOS (JIMMY) KOLIOS



GPS  
GOODRIDGE PLANNING SOLUTIONS  
LAND PLANNING & DEVELOPMENT CONSULTING  
248 LABRECHE DRIVE, NORTH BAY, ON P1A 4J8  
T: 705-483-0774 F: 705-493-2740 or gps@ontario.net

Deputy Clerk Ferry Ringler

Mayor Vic Fedeli

This is Schedule "C"  
To By-Law No. 2006-66  
Passed the 24<sup>th</sup> day of April 2006.