

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-112

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON MCPHAIL STREET
FROM “RESIDENTIAL THIRD DENSITY (R3)” TO
“RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL NO. 113 (RM2 Sp.113)”**

(PERUT CONSTRUCTION LTD. – 345 MCPHAIL STREET)

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 April 14th, 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-43” 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 M28, Lot 450 and Part of Lot 451, PIN 49156-0927) on McPhail Street in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density Special No.113 (RM2 Sp.113)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple Second Density Special No.113 (RM2 Sp.113)” 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 11.2.113.1:

11.2.113 Residential Multiple Second Density Special No. 113 (RM2 Sp.113)

11.2.113.1 The property description of this “Residential Multiple Second Density Special No. 113 (RM2 Sp.113)” zone is: Plan M28, Lot 450 and Part of Lot 451, PIN 49156-0927 along McPhail Street in the City of North Bay as shown on the attached Schedules and Schedule “B-43”

11.2.113.2 The regulations for this “Residential Multiple Second Density Special No. 113 (RM2 Sp.113)” zone are as follows:

 - i) The minimum lot area per dwelling shall be 188.71 square metres;
 - ii) The minimum lot frontage shall be 19.81 metres;

- 11.2.113.3 The use of land or buildings in this “Residential Multiple Second Density Special No. 113 (RM2 Sp.113)” 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. 113 (RM2 Sp.113)” 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 14th DAY OF APRIL 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 14th DAY OF APRIL 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 26th DAY OF NOVEMBER 2012.

"original signature on file"

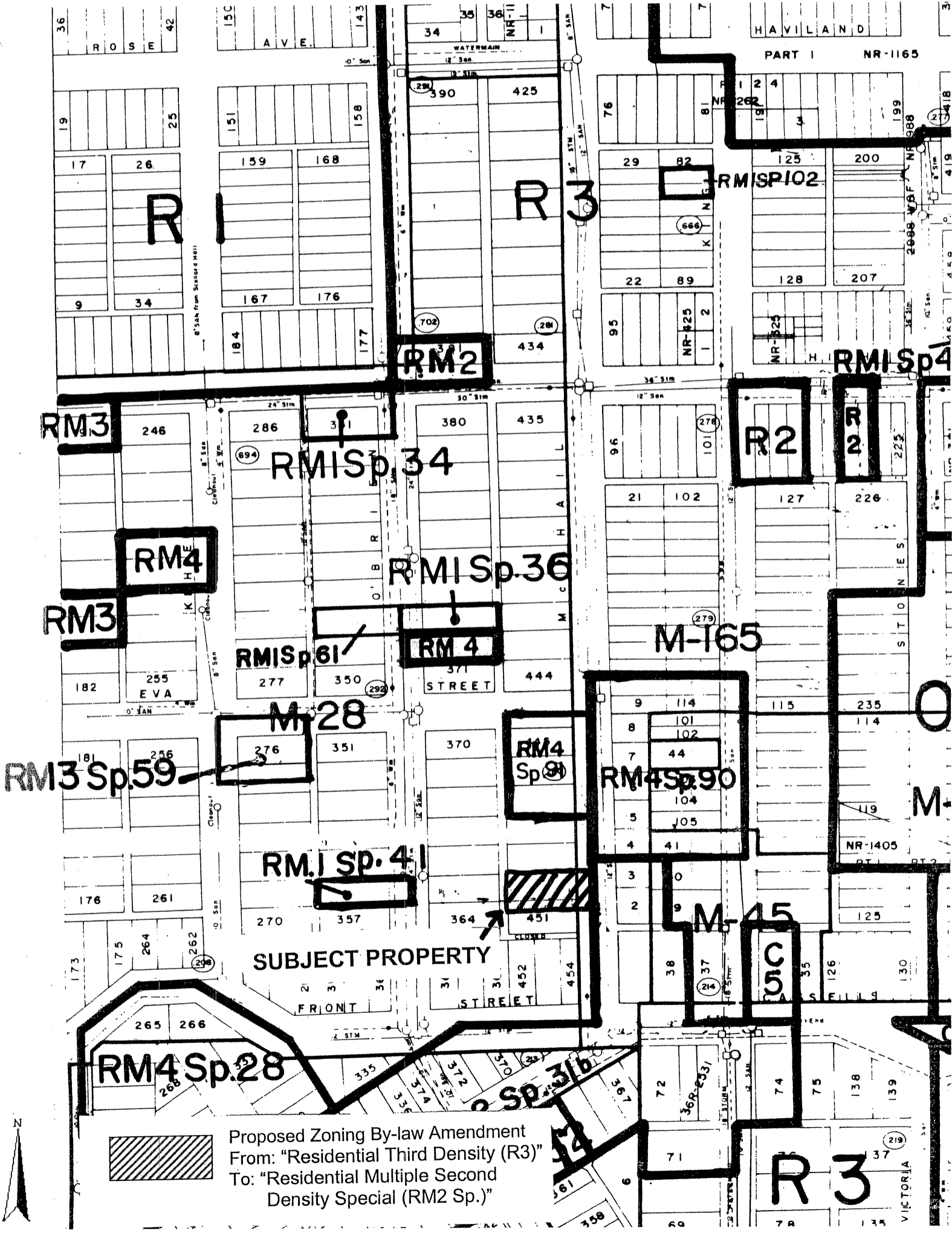
"original signature on file"

MAYOR ALLAN MCDONALD

CITY CLERK CATHERINE CONRAD

Mayor, Allan McDonald

City Clerk, Catherine Conrad



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

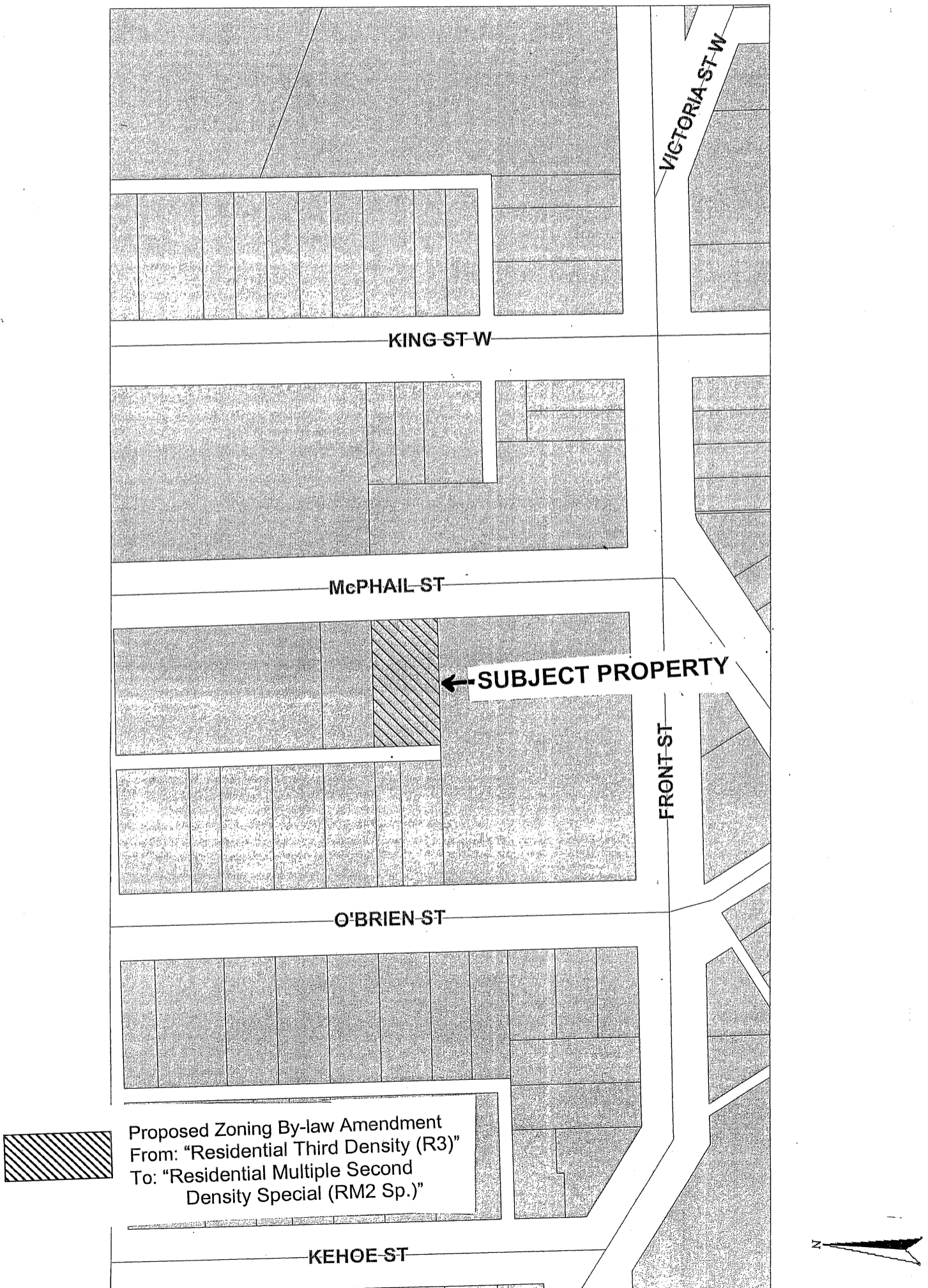
This is Schedule "B"

To By-law No. 2008-112

Passed the 26th day of November 2012

Mayor, Allan McDonald

City Clerk, Catherine Conrad



This is Schedule "C"

To By-law No. 2008-112

Passed the 26th day of November 2012

Mayor, Allan McDonald

City Clerk, Catherine Conrad

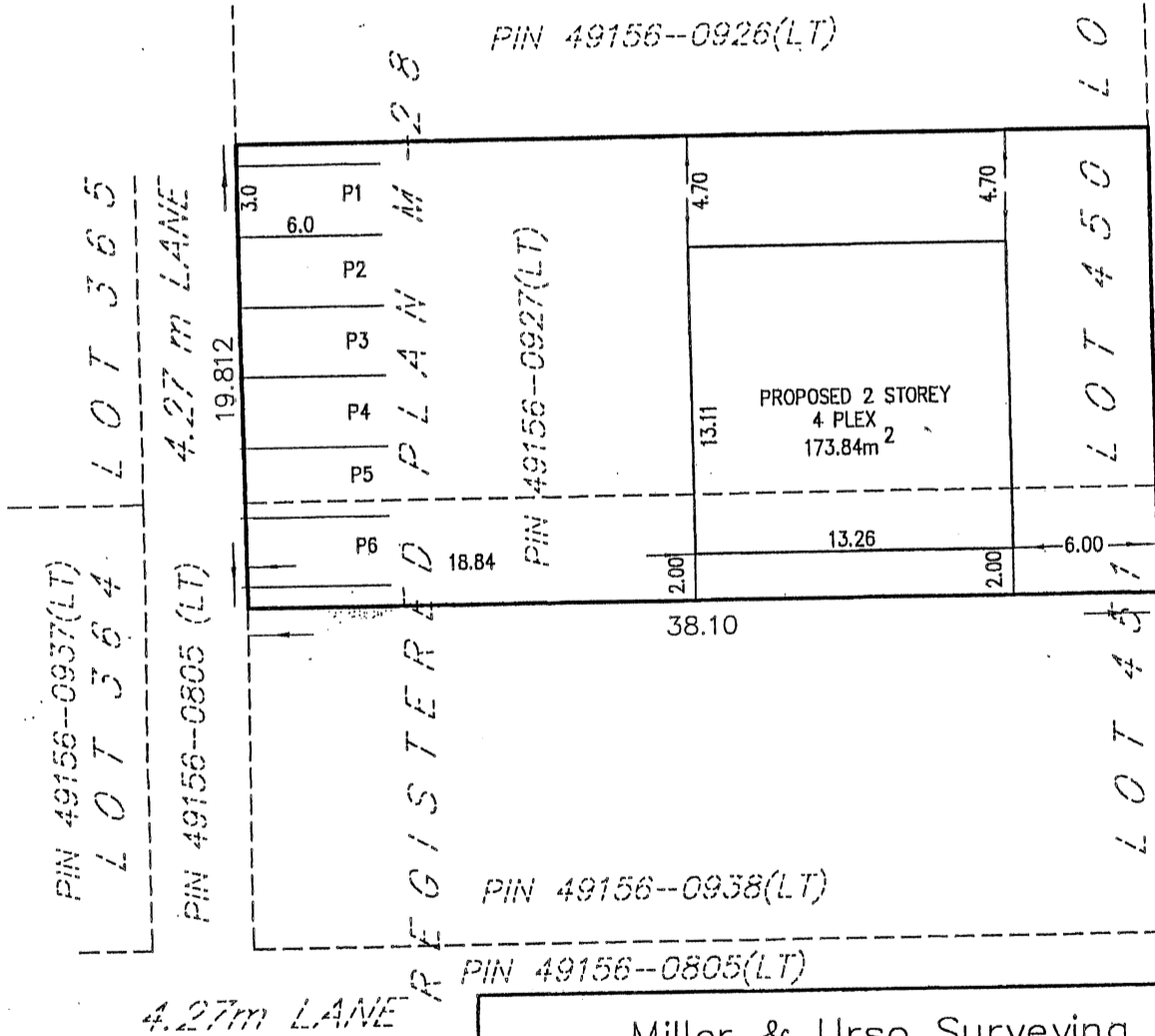
This is Schedule to "Residential Multiple Second Density Special No. 113 (RM2 Sp.113)" zone

REGISTERED PLAN M-28 CITY OF NORTH BAY

DISTRICT OF NIPISSING

SCALE 1 : 300

0m 5m 10m



MCPHAIL STREET

TOTAL LOT AREA = 754.84 m²
 TOTAL BUILDING FLOOR AREA = 173.84 m²
 PARKING = 1.5 PER UNIT
 PERCENT LOT COVERAGE = 23.03 %

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

Miller & Urso Surveying Inc.
 Ontario Land Surveyors ♦ Canada Land Surveyors
 Planning Consultants

1501 SEYMOUR STREET, NORTH BAY ON. P1B 8G4

TEL: (705) 474-1210
FAX: (705) 474-1783

DRAWN BY: CHM
CHECKED BY: R.D.Miller

FEBRUARY 11, 2008

W.O. 2368