

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

**BY-LAW NO. 2006-147**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON DUKE STREET FROM A “RESIDENTIAL SECOND  
DENSITY SPECIAL NO. 99 (R2 Sp. 99)” ZONE TO A “RESIDENTIAL MULTIPLE  
FIRST DENSITY SPECIAL NO. 108 (RM1 Sp. 108)” ZONE**

**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 zoning designation shown on Schedule “B-43” 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 July 24, 2006 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 Schedule “A” attached hereto (which property is more particularly described as Plan 36R-8423, Part of Part 5) along Duke Street in the City of North Bay from a “Residential Second Density Special No. 99 (R2 Sp. 99)” zone to a “Residential Multiple Second Density Special No. 108 (RM2 Sp.108)” zone.
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.108:
  - "11.2.108 “Residential Multiple Second Density Special No. 108” (RM2 Sp. 108) Zone
  - 11.2.108.1 The property description of this “Residential Multiple Second Density Special No. 108” (RM2 Sp. 108) Zone is Plan 36R-8423, Part of Part 5 along Duke Street in the City of North Bay as shown on the attached Schedule and on Schedule "B-43".
  - 11.2.108 (a) No person shall use land, or use, erect, or construct any building or structure in this “Residential Multiple Second Density Special No. 108” (RM2 Sp. 108) Zone except for the following uses:
    - semi-detached dwellings;
    - duplex dwellings;
    - triplex dwellings;
    - accessory home based business;
    - parks, playgrounds and non-profit uses;
    - day nurseries; and
    - institutional uses.

11.2.108.2 (b) The regulations for this "Residential Multiple Second Density Special No. 108" (RM2 Sp. 108) Zone are as follows:

- i) The rear yard setback shall not be less than 12.5 metres
- ii) The frontage shall not be less than 17.0 meters
- iii) The maximum height of the main building shall be one (1) storey
- iv) 50% of the required parking spaces shall be 2.8 metres in width and 4.8 metres in length

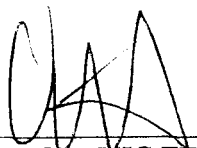
11.2.108.3 The use of land or building in this "Residential Multiple Second Density Special No. 108" (RM2 Sp. 108) Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Multiple Second Density Special No. 108" (RM2 Sp. 108) Zone as shown on Schedule "B" to this By-law.
- 4) 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.
- 5)
  - 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 24<sup>th</sup> DAY OF JULY 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 24<sup>th</sup> DAY OF JULY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 8<sup>th</sup> DAY OF AUGUST 2006.

  
\_\_\_\_\_  
MAYOR, VIC FEDELI

  
\_\_\_\_\_  
CITY CLERK, CATHERINE CONRAD

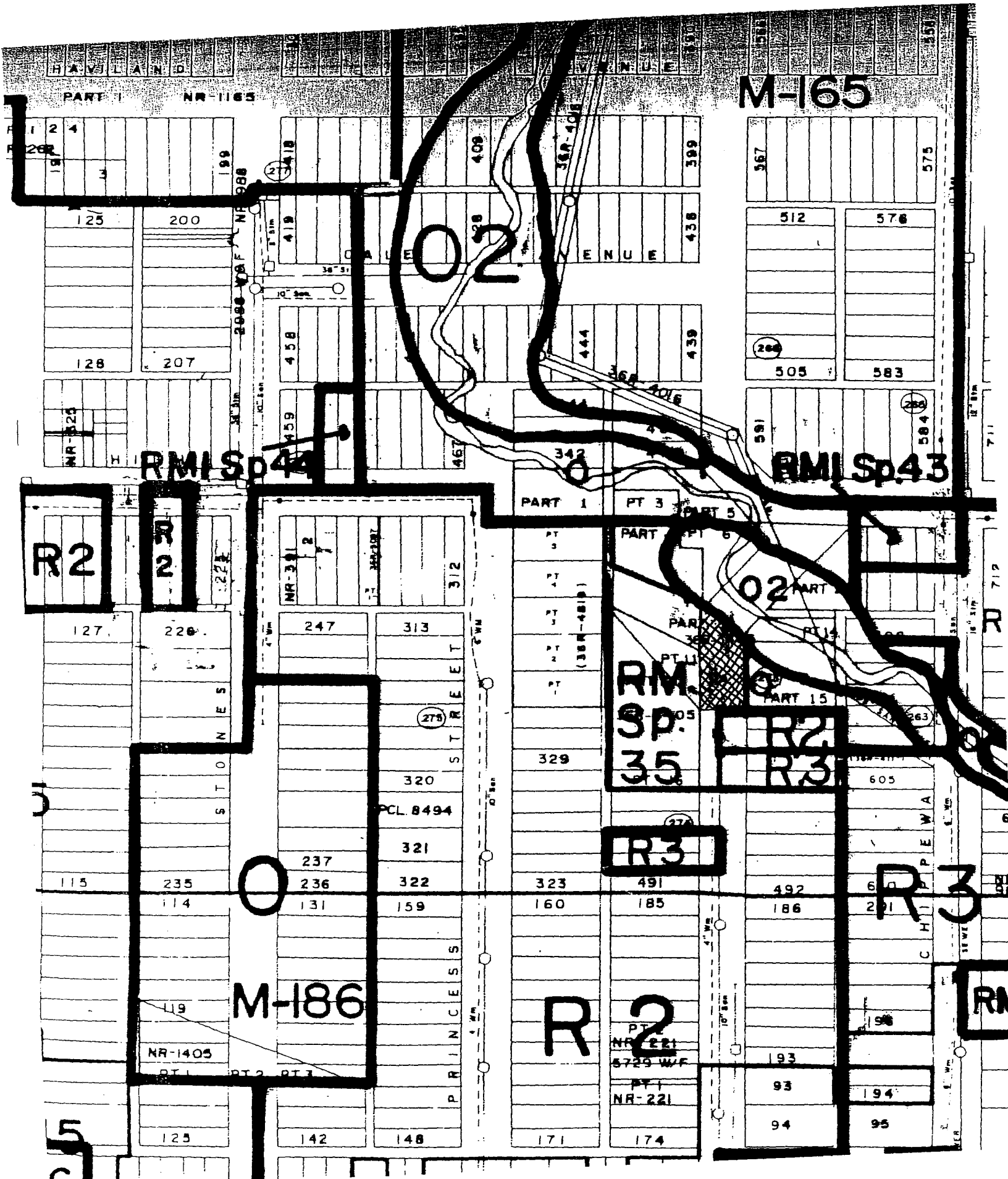
This is Schedule "A"

To By-law No. 2006-147

Passed the 8th day of August 2006.

*[Signature]*  
Mayor, Vic Fedeli

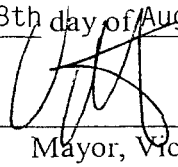
*[Signature]*  
Catherine Conrad  
City Clerk, Catherine Conrad



This is Schedule "B"

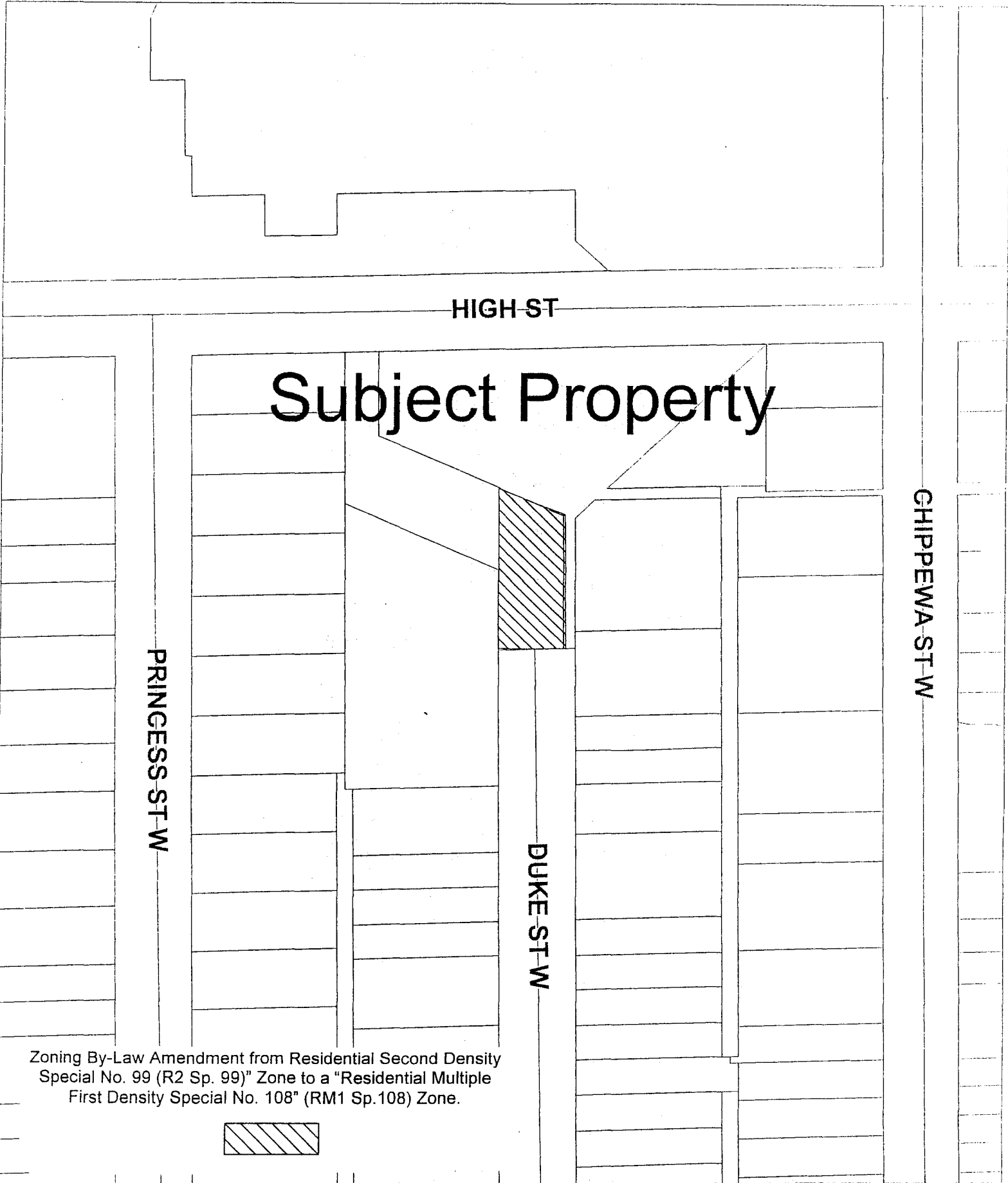
To By-law No. 2006-147

Passed the 8th day of August 2006

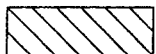


Mayor, Vic Fedeli

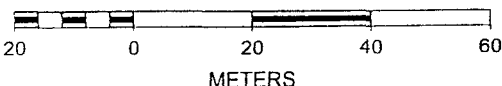
Catherine Conrad  
City Clerk, Catherine Conrad



Zoning By-Law Amendment from Residential Second Density  
Special No. 99 (R2 Sp. 99) Zone to a "Residential Multiple  
First Density Special No. 108" (RM1 Sp.108) Zone.



SCALE 1 : 1,300



N



This is Schedule "C"

To By-law No. 2006-147

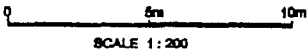
Passed the 8th day of August 20 06.

Mayor, Vic Fedeli

Catherine Conrad  
City Clerk, Catherine Conrad

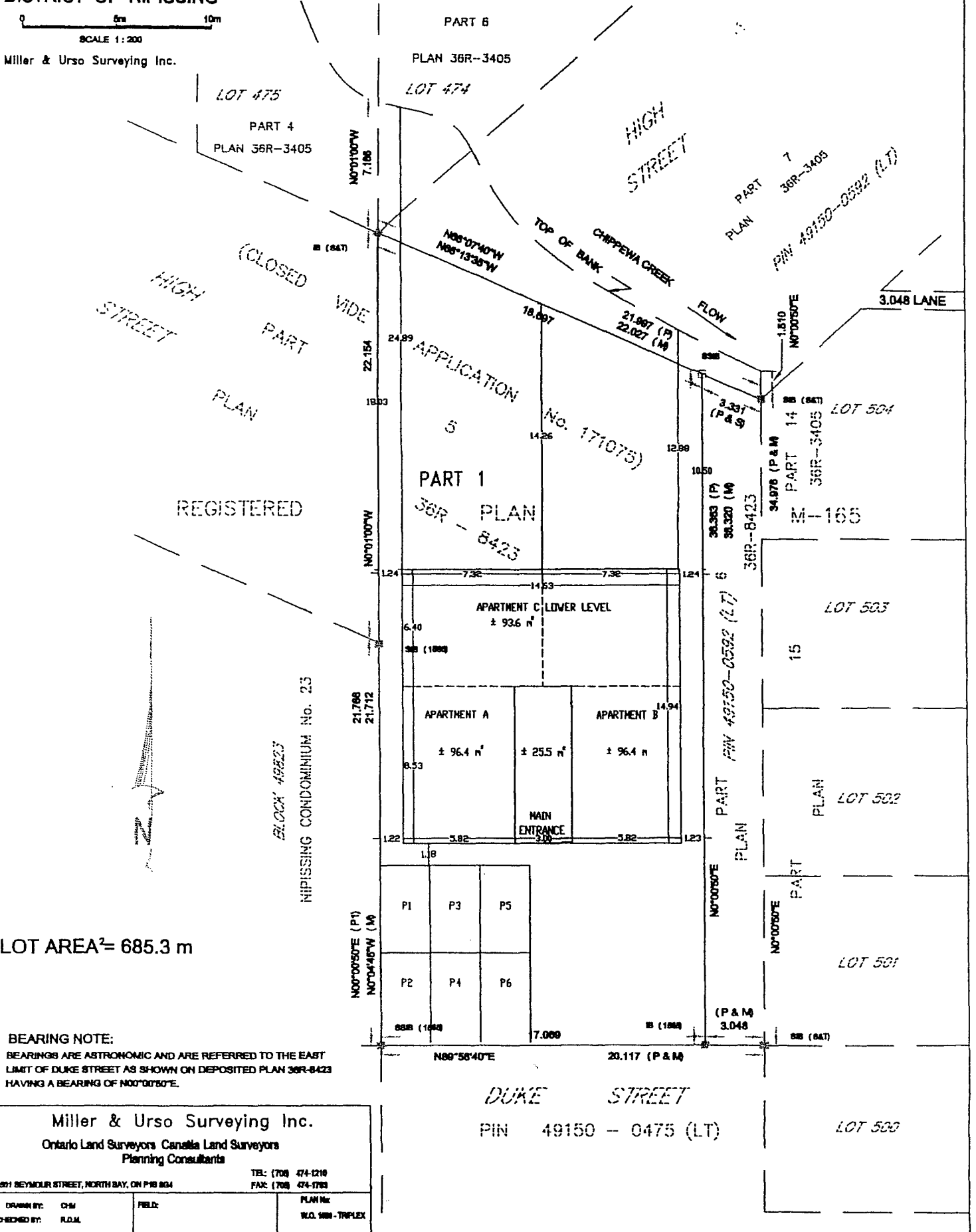
SITE PLAN FOR  
PART 1 PLANS 36R-11949

# CITY OF NORTH BAY DISTRICT OF NIPISSING



Miller & Urso Surveying Inc.

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



LOT AREA<sup>2</sup> = 685.3 m

**BEARING NOTE:**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EAST LIMIT OF DUKE STREET AS SHOWN ON DEPOSITED PLAN 36R-8423 HAVING A BEARING OF N00°00'50"E.

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

1921 BEYBOUR STREET, NORTH BAY, ON P1B 8G4  
TEL: (709) 474-1210  
FAX: (709) 474-1783

DRAWN BY: CHM	FIELD:	PLAN No:
CHECKED BY: R.J.M.		N.O. 999 - TRIPLEX