

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2005-161

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON WALLACE ROAD FROM A “RESIDENTIAL THIRD DENSITY (R3)” AND “FLOODPLAIN AND EROSION (O2)” ZONE TO A “RESIDENTIAL SECOND DENSITY (R2)” AND “RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE No.100 (RM3Sp.100)”

(CONSOLIDATED HOMES LIMITED – WALLACE ROAD)

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 “B-53” 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 11th, 2005 to approve this rezoning.

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

- 1) Schedule “B-53” 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 Parcel 6435 W & F, Lot 16, Concession D in the City of North Bay), shown as hatched on Schedule “A” attached hereto from a “Residential Third Density (R3)” and “Floodplain and Erosion (O2)” zone to a “Residential Second Density (R2)” and “Residential Multiple Third Density Special Zone No. 100 (RM3Sp.100)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Second Density (R2)” 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:
 - “11.2.100 “Residential Multiple Third Density Special Zone No. 100 (RM3Sp.100)”
 - 11.2.100.1 The property description of this “Residential Multiple Third Density Special Zone No.100 RM3 Sp. 100)” is Part of Parcel 6435W&F, Lot 16, Concession D along Wallace Road in the City of North Bay as shown on the attached Schedule and on Schedule “B-53”
 - 11.2.100.2 No person shall use land, or use, erect, or construct any building or structure in this “Residential Multiple Third Density Special Zone No. 100 (RM3Sp.100)” except for the following uses:
 - Access to and from the adjoining apartment building

- The area of subject property shall not be used to increase the density of the adjoining “Residential Multiple Third Density (RM3)” zoned block, more specifically described as the Remainder of Parcel 741 Nip., Concession D, Lot 16, in any way.


11.2.100.3 The use of land or building in this “RM3 Sp.100” 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 “RM3 Sp.100” as shown on Schedule “B” 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. 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 11th DAY OF JULY 2005.

READ A SECOND TIME IN OPEN COUNCIL THE 11th DAY OF JULY 2005.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25th DAY OF JULY 2005.

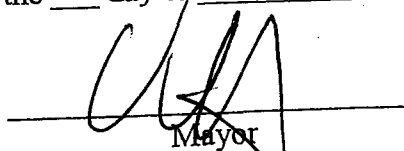

MAYOR VIC FEDELI


CITY CLERK CATHERINE CONRAD

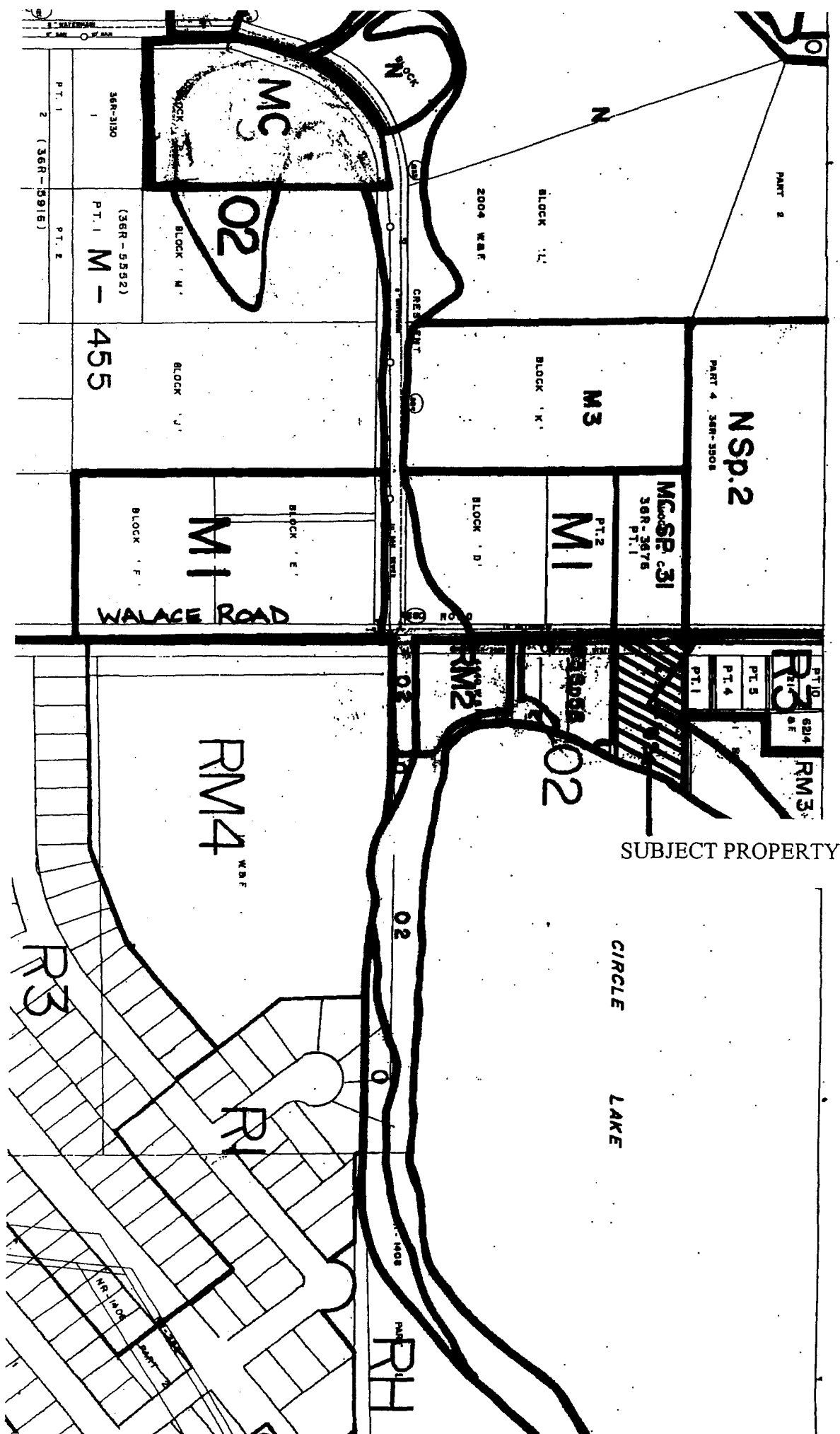
This is Schedule "A"

To By-law No. 2005-161

Passed the 25 day of July 2005


Mayor

Catherine Conrad
City Clerk



This is Schedule "B"

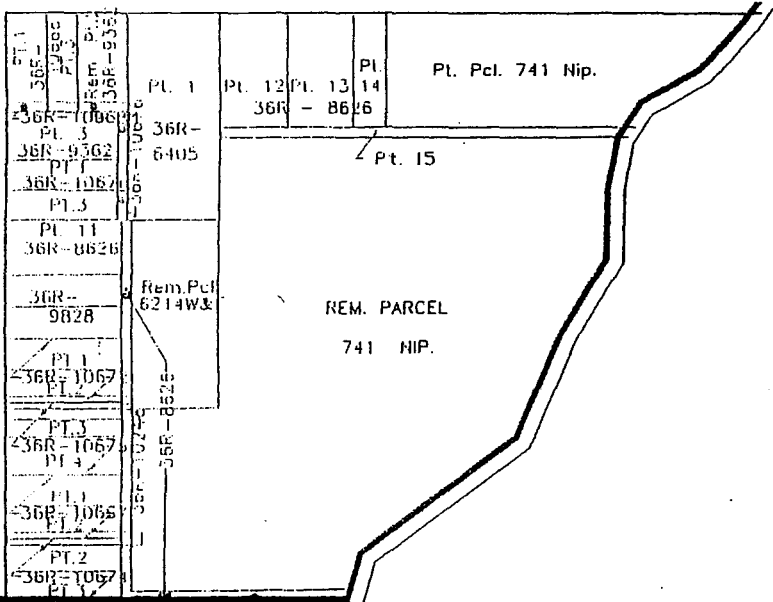
To By-law No. 2005-161

Passed the 25 day of July 2005.

Mayor

Catherine Conrad
City Clerk

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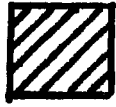


CIRCLE LAKE

SUBJECT PROPERTY

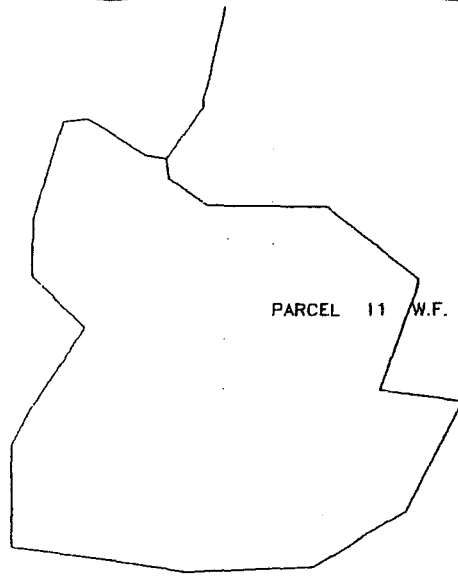
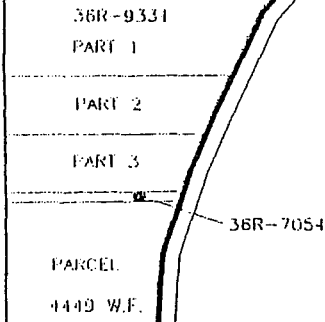


From "R3" and "O2"
To "RM3 Sp. 100"



From "R3" and "O2"
To "R2"

VALE LAKE BRAN



Rem. Pcl.