

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

**BY-LAW NO. 2006-029**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON MCKEE DRIVE  
FROM A "RESIDENTIAL FIRST DENSITY (R1)" AND A  
"RESIDENTIAL SPECIAL ZONE NO. 4 (R Sp. 4) TO A  
"RESIDENTIAL SECOND DENSITY SPECIAL ZONE NO. 106 (R2 SP. 106)"**

**(GIUSTRA – MCKEE 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 zoning designation shown on Schedule "B-45" 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 January 30, 2006 to approve this rezoning.

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

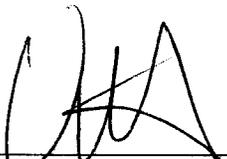
- 1) Schedule "B-45" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedules "A" and "B" attached hereto (which property is more particularly described as Concession C, Part Lot 17, Parcel 17973 W&F, 18492 W&F, and 12587 W&F) along McKee Drive in the City of North Bay from a "Residential First Density (R1)" zone and a "Residential Special Zone No. 4 (R Sp. 4)" to a "Residential Second Density Special Zone No. 106 (R2 Sp. 106)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.106:
  - "11.2.106 "Residential Second Density Special Zone No. 106 (R2 Sp. 106)"
  - 11.2.106.1 The property description of this "Residential Second Density Special Zone No. 106 (R2 Sp. 106)" is Concession C, Part Lot 17, Parcel 17973 W&F, 18492 W&F, and 12587 W&F along McKee Drive in the City of North Bay as shown on the attached Schedule and on Schedule "B-45".
  - 11.2.106.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Second Density Special Zone No. 106 (R2 Sp. 106)" except for the following uses:
    - single detached dwellings
  - 11.2.106.2(b) The regulations for this "Residential Second Density Special Zone No. 106 (R2 Sp. 106)" are as follows:
    - i) The rear yard setback shall not be less than seven and six-tenth (7.6) metres
  - 11.2.106.3 The use of land or building in this "Residential Second Density Special Zone No. 106 (R2 Sp. 106)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

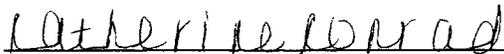
- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Second Density Special Zone No. 106 (R2 Sp. 106)" as shown on Schedule "C" to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended, those lands shown as hatched on Schedule "A" attached hereto 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 30<sup>th</sup> DAY OF JANUARY 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 30<sup>th</sup> DAY OF JANUARY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 13 DAY OF FEBRUARY 2006.

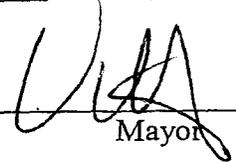
  
\_\_\_\_\_  
MAYOR, VIC FEDELI

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

This is Schedule "A"

To By-law No. 2006-29

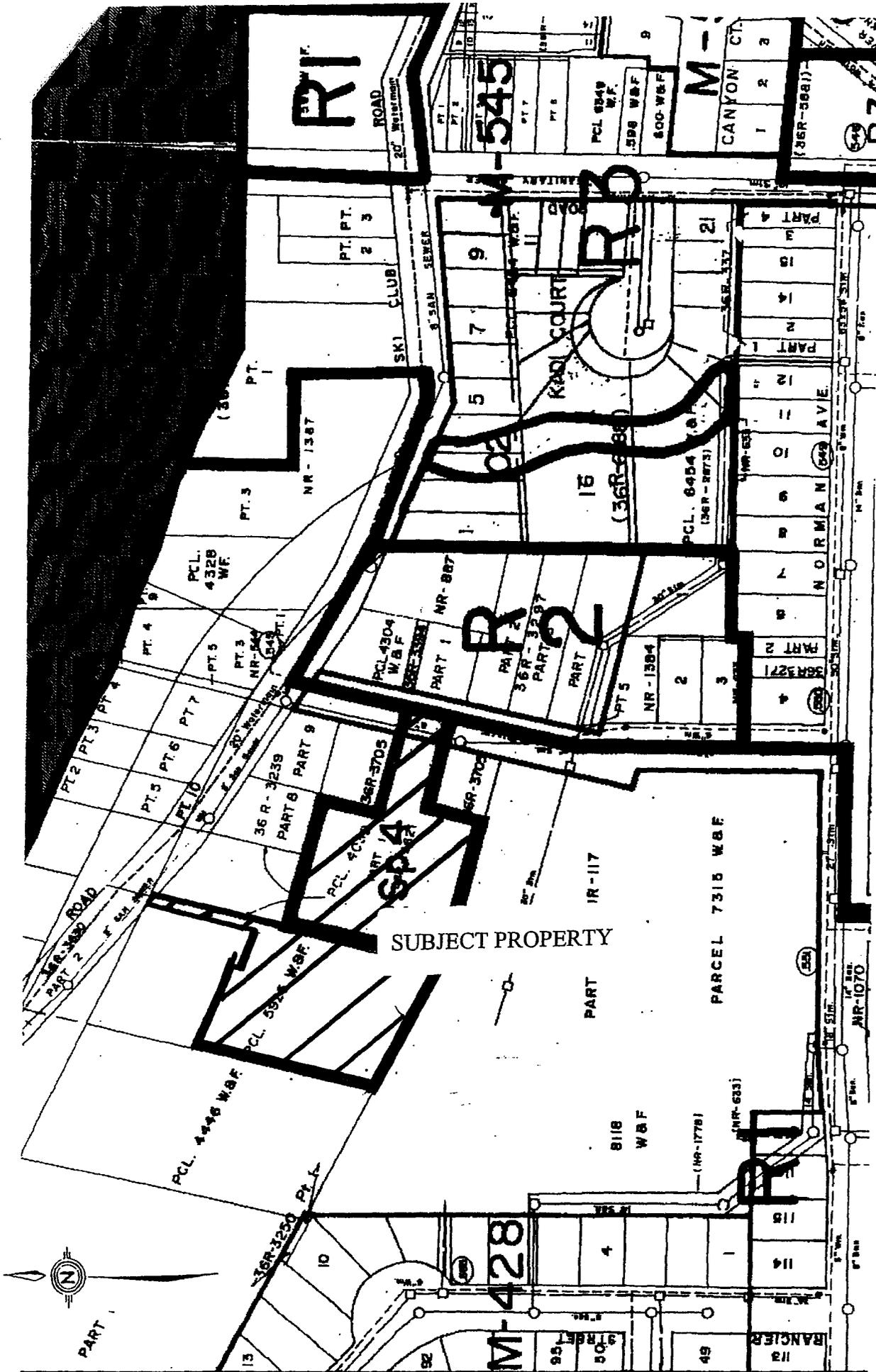
Passed the 13 day of February 2006.



Mayor

Catherine Conrad

City Clerk

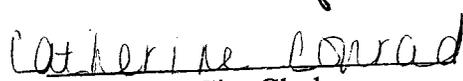


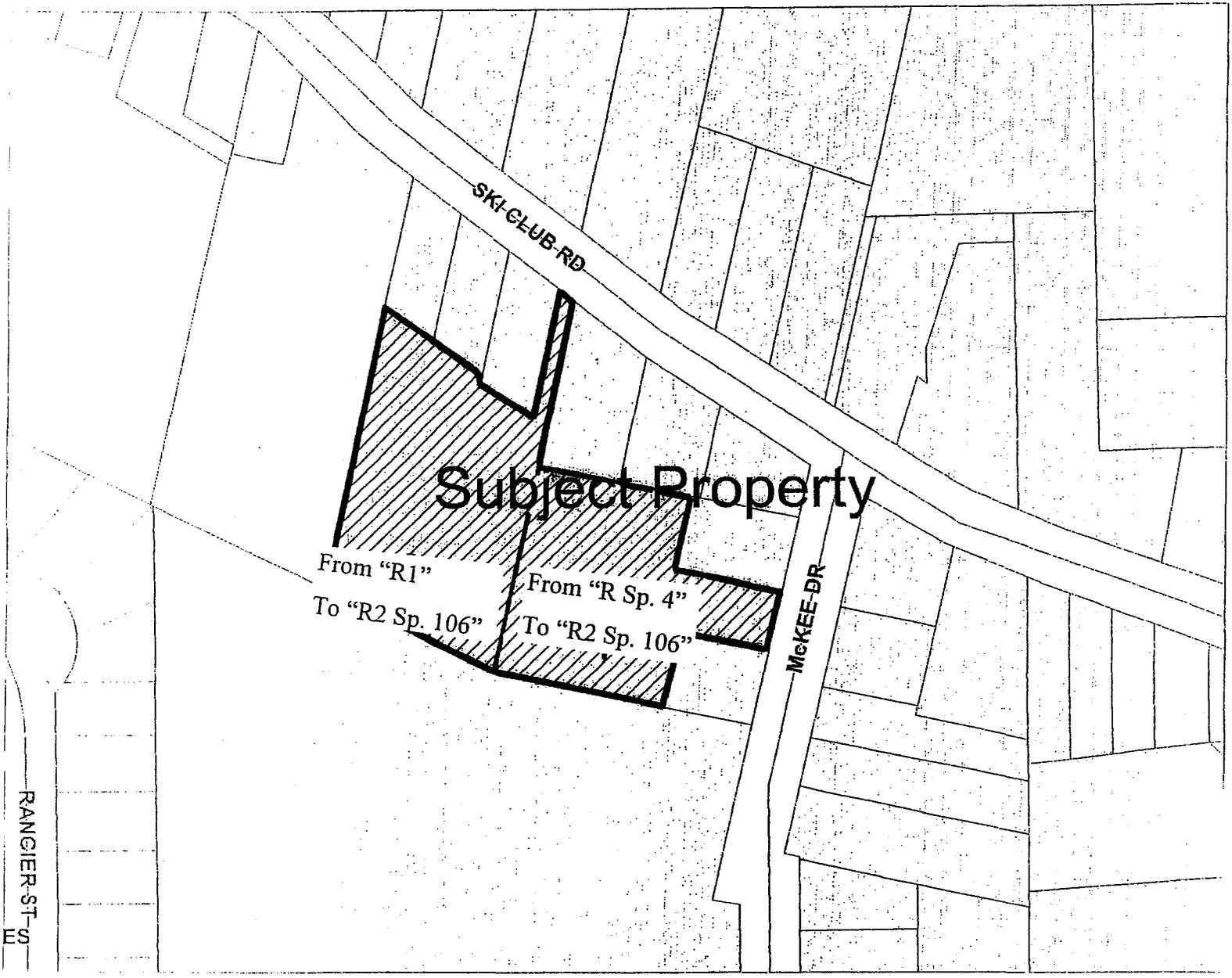
This is Schedule "B"

To By-law No. 2006-29

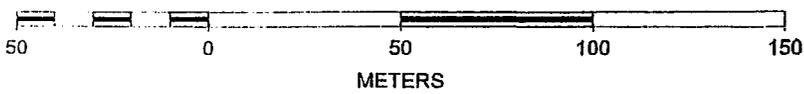
Passed the 13 day of February 2006.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Catherine Conrad  
City Clerk



SCALE 1 : 2,000



This is Schedule "C"

To By-law No. 2006-29

Passed the 13 day of February 20 06.

*[Signature]*

Mayor

*Catherine Bourque*  
City Clerk

This is Schedule to "Residential Second Density Special Zone No. 106 (R2 Sp. 106)"

DRAFT PLAN OF CONDOMINIUM  
PART OF LOT 17  
CONCESSION 'C'  
TOWNSHIP OF WIDDIF  
NOW IN THE  
CITY OF NORTH BAY  
DISTRICT OF NIPISSING

SCALE 1:1000  
MILLER & UNDO SURVEYING INC.

**ASSURANCE NOTE:**  
CONVEYANCE AND INTERESTS HEREIN ARE SUBJECT TO THE RIGHTS AND INTERESTS OF THE REGISTERED PLAN M-388 AND THE PLAN M-388 AS SHOWN ON THE PLAN M-388.

**LEGEND:**  
CONVEYANCE AND INTERESTS HEREIN ARE SUBJECT TO THE RIGHTS AND INTERESTS OF THE REGISTERED PLAN M-388 AND THE PLAN M-388 AS SHOWN ON THE PLAN M-388.

**CONVEYANCE CERTIFICATE:**  
THIS CONVEYANCE CERTIFICATE IS SUBJECT TO THE RIGHTS AND INTERESTS OF THE REGISTERED PLAN M-388 AND THE PLAN M-388 AS SHOWN ON THE PLAN M-388.

**REGISTERED PLAN M-388:**  
REGISTERED PLAN M-388 (LT)  
PIN 48145-0034 (LT)

**REGISTERED PLAN M-388:**  
REGISTERED PLAN M-388 (LT)  
PIN 48145-0034 (LT)

MILLER & UNDO SURVEYING INC.  
10000 Highway 10, Unit 10  
Widdif, Ontario  
M2H 3G7  
Tel: (905) 881-1111  
Fax: (905) 881-1112

