

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 21-77

The Council of The Corporation of the City of North Bay, in accordance with the provisions of The Planning Act, R.S.O. 1970, and Amendments thereto, hereby enacts the following as a by-law:

1. That the attached map and explanatory text constituting Amendment No. 6 to the Official Plan of the North Bay Planning Area are hereby adopted.
2. That the appendices constitute revisions to the appendices only of the Official Plan and shall not constitute part of this Amendment.
3. That the Clerk is hereby authorized and directed to make application to The Ministry of Housing for approval of the aforementioned Amendment No. 6 to the Official Plan of the North Bay Planning Area.
4. That this By-law shall come into force and take effect on the day of final passing thereof, subject to the approval of The Minister of Housing.

READ A FIRST TIME IN OPEN COUNCIL THIS 10TH DAY OF JANUARY, 1977.
 READ A SECOND TIME IN OPEN COUNCIL THIS 24TH DAY OF JANUARY, 1977.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 24TH DAY OF JANUARY, 1977.

.....

 MAYOR

.....

 CITY CLERK

AMENDMENT NO. 6 TO THE

OFFICIAL PLAN

The following text and plan,
designated as Schedule "A",
attached hereto constitute
Amendment No. 6 to the Official
Plan of the North Bay Planning
Area.

A. PURPOSE:

It is the purpose of this Amendment to change the designation in the Official Plan from "Rural" to "Restricted Industrial" on a certain property presently within the Rural Area of the Planning Area.

This Amendment consists of two items. Item No. 1 to this Amendment involves the addition of the "Restricted Industrial" Land Use Designation to the legend of "Schedule A" to the Official Plan of the North Bay Planning Area as shown on "Schedule A" to this Amendment. "Schedule B - Land Use Plan" to the Official Plan does not cover the part of the Rural Area involved in this Amendment, and therefore, Item No. 1 is required.

Item No. 2 is required to accommodate the proposed development of a Plan of Subdivision for industrial purposes on an adjacent, but separately-owned parcel of land consisting of approximately 50 acres as shown on "Schedule B" to this Amendment.

B. LOCATION:

Item No. 2 to this Amendment is comprised of the following property:

- A) Part of Lot 31, Con. XI, Township of West Ferris, being the Remainder of Parcel 3851 W&F.

The subject property to this Amendment is bounded by vacant bush land to the North and East. These lands make up part of the holdings of Dupont of Canada Limited. To the South is the Township of North Himsworth where a business operation known as Baywood Marine fronts on Highway No. 11 just South of Item No. 2. The subject property is bounded to the West generally by Highway No. 11. The property opposite the subject property on Highway No. 11 is vacant bush property.

C. BASIS OF THE AMENDMENT:

Item No. 1:

The addition of "Restricted Industrial" designation to the Legend of "Schedule A" of the Official Plan of the City of North Bay as shown on "Schedule A" attached hereto, is required since "Schedule B - Land Use Plan" to the Official Plan does not cover the entire Rural Area, a portion of which is the subject of this Amendment.

Item No. 2:

On September 20th, 1976 a letter was received by the City from Northland Engineering Limited making application to amend the Official Plan to accommodate the subdivision of this land for industrial purposes. A scale-reduced copy of the proposed Plan of Subdivision is attached as Appendix No. 2. The Planning Department of the City of North Bay on October 19th, 1976 in their report to Planning Board on this application recommended the preparation of an Amendment to the Official Plan from "Rural" to "Restricted Industrial" to cover these lands.

The reasons for this recommendation are quite important and particular to the site. The subject property is bounded to the East by property owned by the Dupont Company of Canada Limited. The applicant in this case, Bolduc Transport Limited, is in the business of transporting the explosives made by Dupont. The applicant company presently leases a small site to the North of the subject property as shown on Appendix No. 1, but the applicant hopes to locate on one of the ten lots proposed within the subdivision which is the subject of this Amendment. Secondly, the proposed subdivision would have frontage on an existing road, Lillian Boulevard, which runs parallel to Highway No. 11 for the full distance of the ten lots in the proposed subdivision and gains access to Highway No. 11 on the North and South ends of the proposed subdivision. This road can adequately serve as an industrial service road to developments which locate in the proposed Plan of Subdivision.

POLICY:

It is the intent of this Amendment to the Official Plan that the property described as Item Number 2 shall be governed and developed in accordance with the general policies in Section 2.6, and more particularly, with specific policies stated in Subsection 2.6.4, both of the Official Plan of the North Bay Planning Area.

DETAILS OF THE AMENDMENT:

"Schedule A - Urban Rural Areas" to the Official Plan is hereby amended by the addition of the designation of "Restricted Industrial" to the legend of that Schedule as shown marked as "Item No. 1" on "Schedule A" attached hereto. Furthermore, the lands which are marked as "Item No. 2" on "Schedule A" attached hereto, are redesignated from "Rural" to "Restricted Industrial".

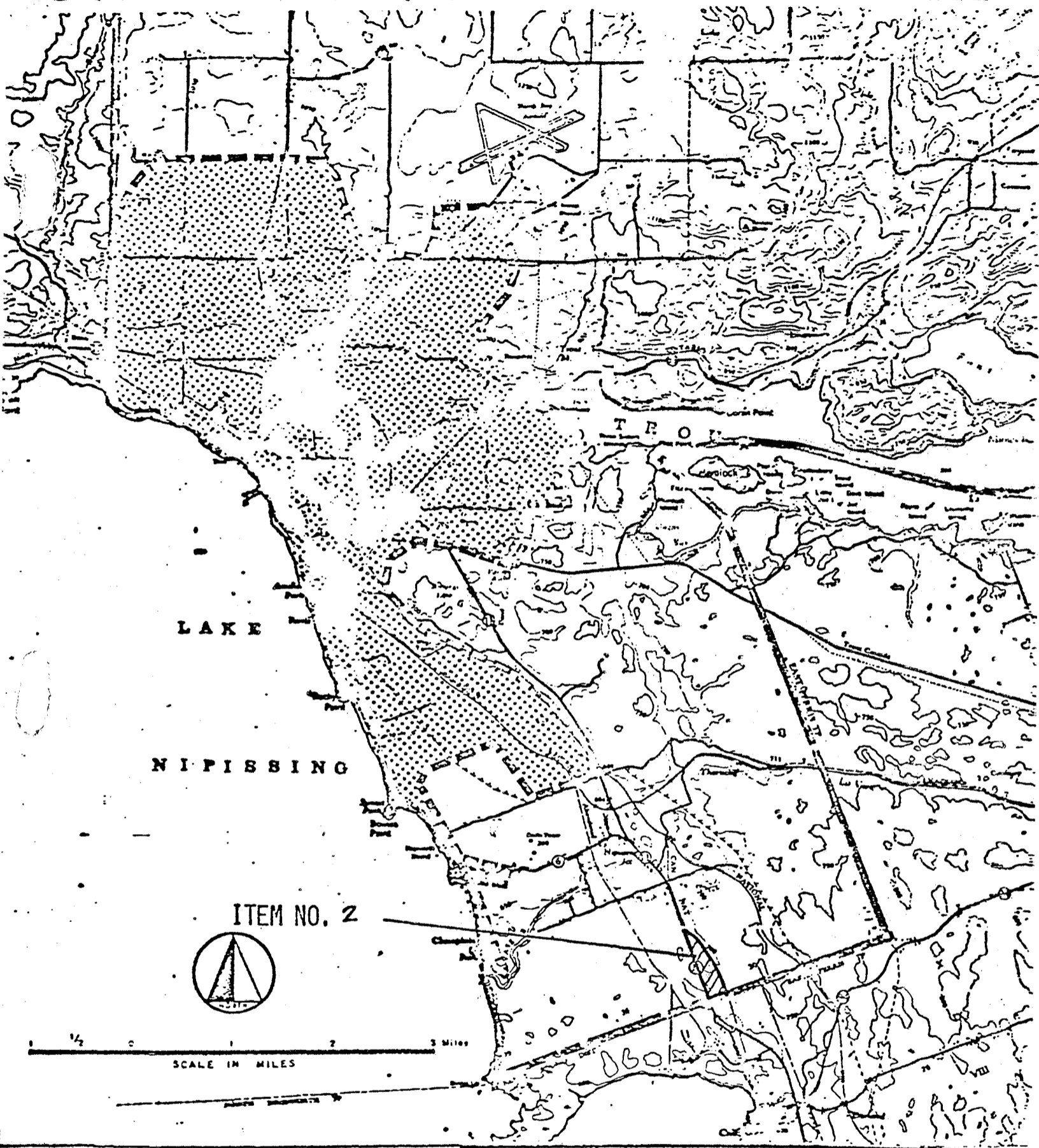
IMPLEMENTATION:





This Amendment to the Official Plan shall be implemented in accordance with the policies stated within Section 10 of the Official Plan.

INTERPRETATION:

This Amendment to the Official Plan shall be interpreted in accordance with the policies stated within Section 11 of the Official Plan.

Schedule "A" Amendment No. 6



Legend		SCHEDULE	
	LAKEFRONT RESIDENTIAL USE	A	URBAN-RURAL AREAS
	RURAL AREA		
	URBAN AREA		
	RESTRICTED INDUSTRIAL		
	ITEM NO. 1		

NORTH BAY OFFICIAL PLAN

APPENDICES

The following Appendices are not intended to form part of the approved Amendment No. 6 but are included only for the purpose of providing information in support of this Amendment.

APPENDIX No. 1.



APPENDIX NO. 2

NOTICE OF PUBLIC MEETING

The following notice appeared in the North Bay
Nugget on Saturday, December 11th and Tuesday,
December 14th, 1976.

Legal Notices	Legal Notices
<p data-bbox="633 766 860 801">CITY OF NORTH BAY</p> <p data-bbox="519 819 958 887">PUBLIC MEETING</p> <p data-bbox="568 887 909 927">NORTH BAY PLANNING BOARD</p> <p data-bbox="600 927 876 962">TUESDAY, DECEMBER 14th</p> <p data-bbox="649 962 828 994">1976 AT 7:30 P.M.</p> <p data-bbox="633 994 844 1026">211 HIGHLAND ROAD</p> <p data-bbox="414 1034 1079 1249">The North Bay Planning Board will conduct a Public Meeting at 7:30 P.M. on Tuesday, December 14th, 1976 at 211 Highland Road to obtain the views of concerned citizens with regard to an application to amend the Official Plan of the North Bay Planning Area to permit a 10 lot "Restricted Industrial Subdivision" pursuant to Section 2.6.4 of the Official Plan. The subject property is approximately 51 acres in size and is located in Part of Lot 31, Concession XI in the former Township of West Ferris and fronts on Lillian Boulevard.</p> <p data-bbox="414 1249 1079 1303">All citizens wishing to express their views in regard to this application are invited to attend this meeting.</p> <p data-bbox="568 1303 909 1384">T. BYWATER CHAIRMAN NORTH BAY PLANNING BOARD</p>	

APPENDIX NO. 3

MINUTES OF PUBLIC MEETING
OF PLANNING BOARD HELD
DECEMBER 14TH, 1976.



R 77703

Ontario Municipal Board

**IN THE MATTER OF Section 35 of
The Planning Act (R.S.O. 1970,
c. 349),**

- and -

**IN THE MATTER OF an application
by The Corporation of the City
of North Bay for approval of
its Restricted Area By-law 22-77**

B E F O R E :

**A. L. McCRAE,
Vice-Chairman**

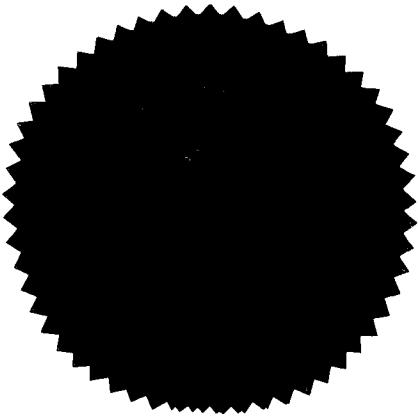
- and -

**E. A. SEABORN,
Member**

)
) Thursday, the 26th day of
)
) May, 1977
)
)
)

No objections to approval having been received
as required;

THE BOARD ORDERS that By-law 22-77 is
hereby approved.



**K. C. ANDREWS
SECRETARY**

ENTERED	
O. B. No.	R 77-2
Folio No.	170
MAY 31 1977	
SECRETARY, ONTARIO MUNICIPAL BOARD	