

The Corporation of the City of North Bay

By-Law No. 2016-28

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Plumtree Place from a “Residential Third Density (R3)” Zone to a “Residential Sixth Density Special Number 121 (R6 Sp.121)”Zone

Jeffrey Staples – Plumtree Place

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 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-71” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Committee Report 2016-07 adopted by Council on March 21st by resolution number 2016-97 to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedule “B-71” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PIN # 49174-0719, Part of Block A Plan M506 West Ferris Being Parts 6 - 12 Inclusive Plan 36R13839, S/T Easement Over Parts 6,8,9 & 12 Plan 36R13839 as in LT190997, S/T Easement over Part 6 PL 36R13839 as in LT190998; City of North Bay, shown as hatched on Schedule A attached hereto from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special Number 121 (R6 Sp.121)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Sixth Density Special Number 121 (R6 Sp.121)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.2.121:

"11.2.121 “Residential Sixth Density Special Number 121 (R6 Sp.121)”

11.2.121.1 The property description of this “Residential Sixth Density Special Number 121 (R6 Sp.121)” is PIN # 49174-0719, Part of Block A Plan M506 West Ferris Being Parts 6 - 12 Inclusive Plan 36R13839, S/T Easement Over Parts 6,8,9 & 12 Plan 36R13839 as in LT190997, S/T Easement over Part 6 PL 36R13839 as in LT190998; City of North Bay as shown on the attached Schedule and on Schedule "B-71".

11.2.121.2 The regulations for this “Residential Sixth Density Special Number 121 (R6 Sp.121)” are as follows:

i) Minimum Lot frontage of 20.8 metres

11.2.121.3 The use of land or building in this “Residential Sixth Density Special Number 121 (R6 Sp.121)” shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 2015-30 is further amended by inserting “Residential Sixth Density Special Number 121 (R6 Sp.121)” as shown on Schedule "B" to this By-law.
- 5) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 6) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out the objection to the By-law and the reasons in support of the objection, and shall be accompanied by the fee prescribed under the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28.
- 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 of this By-law, then this By-law shall not come

into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 7th Day of March 2016.

Read a Second Time in Open Council the 7th Day of March 2016.

Read a Third Time in Open Council and Passed this 21st Day of March 2016.

Mayor, Allan McDonald

City Clerk Karen Mclsaac

Sire/C01/ By-law No. 2016-28 – ZBLA File #870 – Plumtree Place – Jeffrey Staples – Zoning By-law Amendment

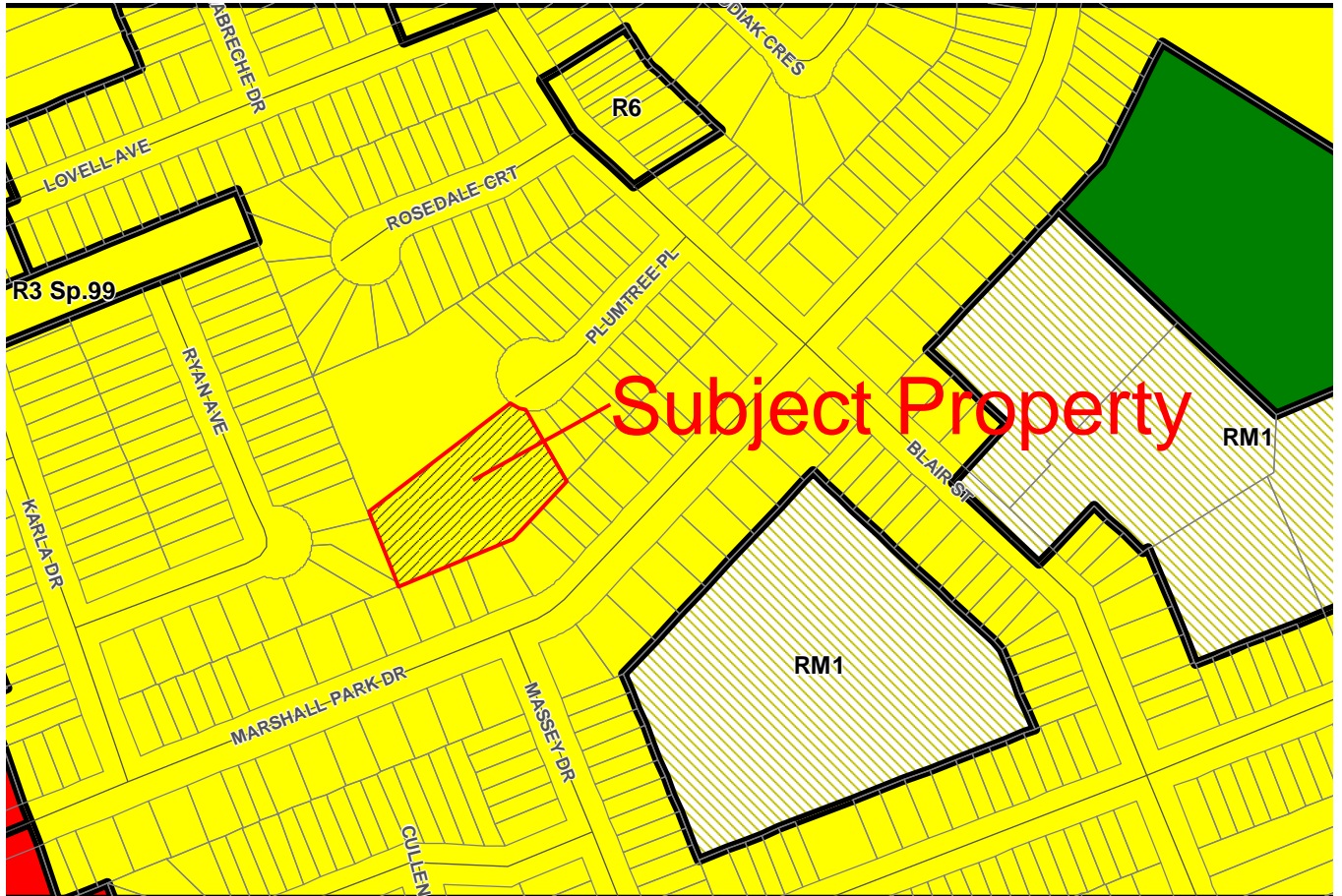
Schedule A

This is Schedule "A"
To By-law No. 2016-28


Passed the 21st Day of March, 2016

Mayor Allan McDonald

City Clerk Karen Mclsaac



Legend

-  - From a "Residential Third Density (R3)" zone to a "Residential Sixth Density Special Number 121 (R6. Sp.121)" zone

Schedule B

This is Schedule "B"
To By-law No. 2016-28

Passed the 21st Day of March 2016

Mayor Allan McDonald

City Clerk Karen Mclsaac

