

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

**BY-LAW NO. 2008-205**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE  
CERTAIN LANDS ON HIGHWAY 63  
FROM A “INDUSTRIAL SPECIAL ZONE NO. 14 (M5 SP.14)” ZONE  
TO A “RURAL SPECIAL NO. 17 (A SP.17)” ZONE**

**(DESCON DEVELOPMENT CORP. – 6625 HIGHWAY 63)**

**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 “C-5” 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 October 6, 2008 to approve this rezoning.

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

- 1) Schedule “C-5” 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 Concession 1, South Part of Lot 6, Parcels 4829 and 6566 in the former Township of Widdifield, shown as hatched on Schedule “B” attached hereto from a “Industrial Special Zone No. 14 (M5 Sp. 14)” zone to a “Rural Special No.17 (A Sp.17)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Rural Special No.17 (A Sp.17)” 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 adding a new legal description in section 11.5.17 as follows:
  - 11.5.17.1 The property description of this “Rural Special No.17 (A Sp.17)” zone is:  
Concession 1, South Part of Lot 6, Parcels 4829 and 6566 in the former Township of Widdifield in the City of North Bay as shown on the attached Schedules and Schedule “C-5”.
  - 11.5.17.2 The permitted land uses in this “Rural Special No.17 (A Sp.17)” zone is shall be limited to:
    - Triplex (3 Dwelling Units);
    - Conservation Areas;
    - Public and Private Recreational Uses;

- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended;
- Accessory uses to the above;
- Accessory home based businesses in accordance with Section 3.35;

11.5.17.3 The use of land or buildings in this "Rural Special No.17 (A Sp.17)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied.

- 4) 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. 545/06 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 6<sup>TH</sup> DAY OF OCTOBER, 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 6<sup>TH</sup> DAY OF OCTOBER, 2008.

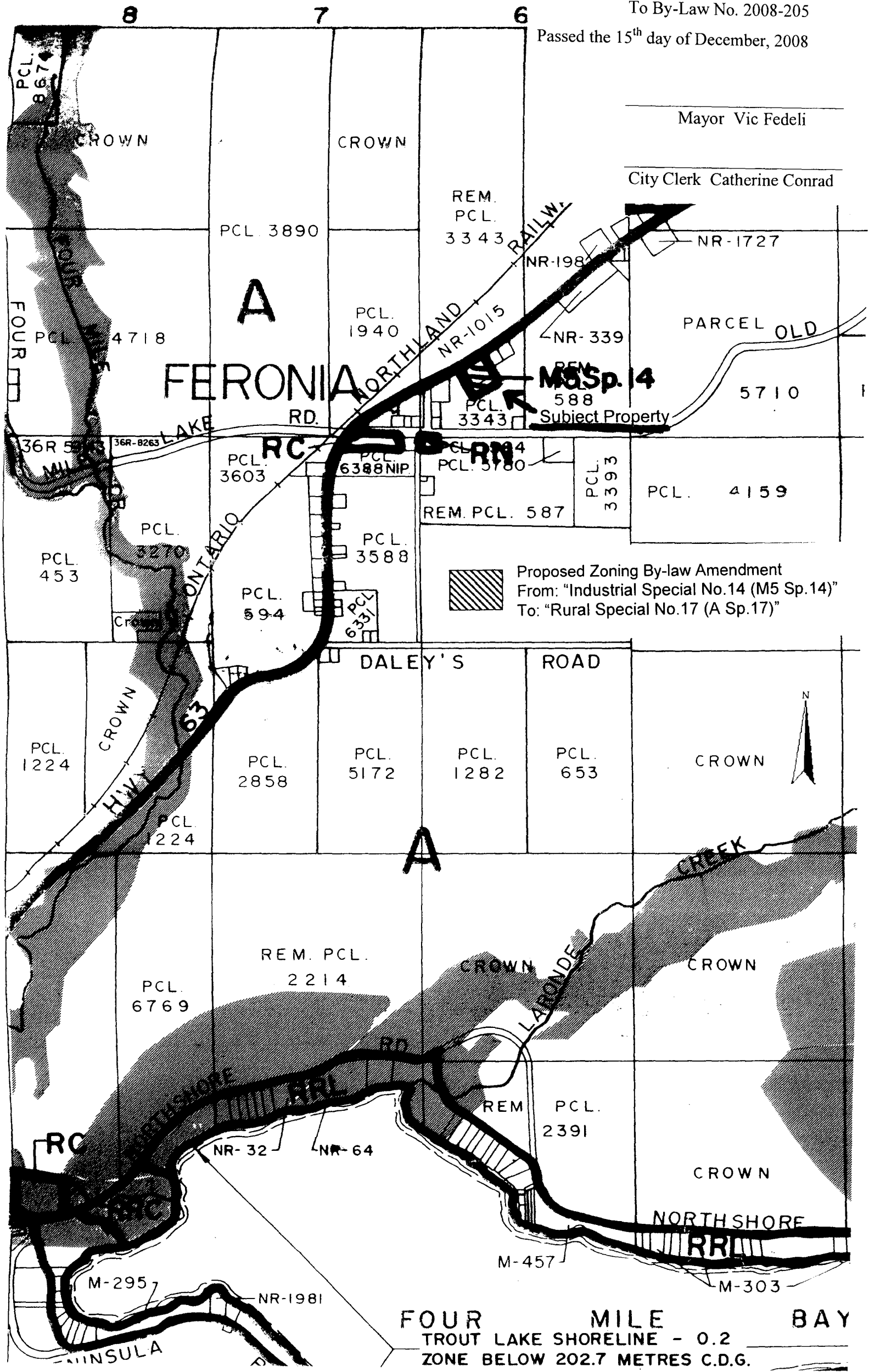
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 15<sup>TH</sup> DAY OF DECEMBER, 2008.


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MAYOR VIC FEDELI

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CITY CLERK CATHERINE CONRAD

Mayor Vic Fedeli

City Clerk Catherine Conrad




 Proposed Zoning By-law Amendment  
 From: "Industrial Special No. 14 (M5 Sp. 14)"  
 To: "Rural Special No. 17 (A Sp. 17)"

FOUR MILE BAY  
 TROUT LAKE SHORELINE - 0.2  
 ZONE BELOW 202.7 METRES C.D.G.

This is Schedule "B"  
To By-Law No. 2008-205  
Passed the 15<sup>th</sup> day of December, 2008

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Mayor Vic Fedeli

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City Clerk Catherine Conrad



Proposed Zoning By-law Amendment  
From: "Industrial Special No.14 (M5 Sp.14)"  
To: "Rural Special No.17 (A Sp.17)"

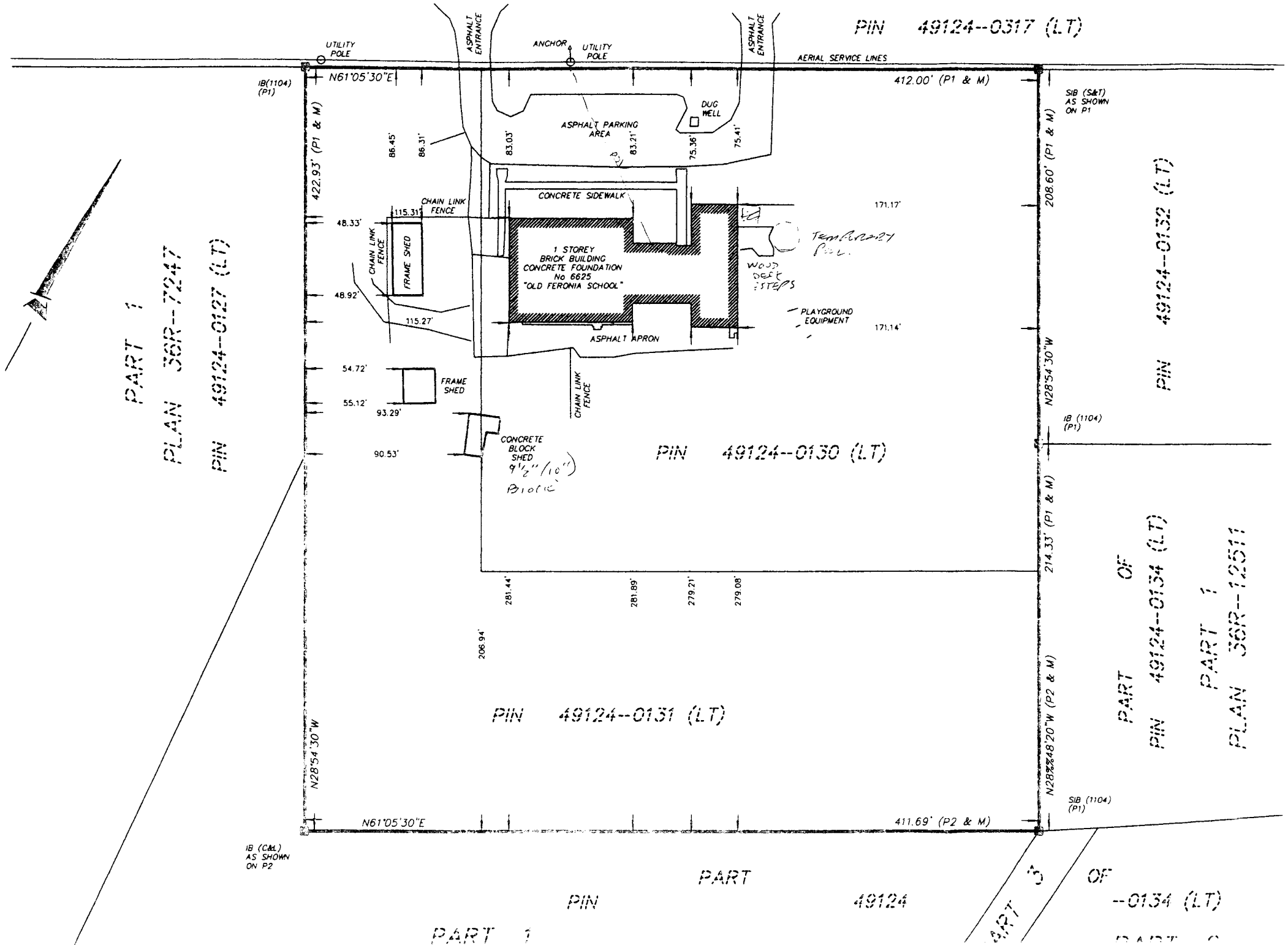
This is Schedule "C"

To By-Law No. 2008-205

Passed the 15<sup>th</sup> day of December, 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



PART 1  
 PLAN 36R--7247  
 PIN 49124--0127 (LT)

PIN 49124--0130 (LT)

PIN 49124--0131 (LT)

PART OF  
 PIN 49124--0134 (LT)  
 PART 1  
 PLAN 36R--12511

PIN 49124--0132 (LT)

PIN 49124--0317 (LT)

IB (C&L)  
 AS SHOWN  
 ON P2

SB (1104)  
 (P1)

SB (S&T)  
 AS SHOWN  
 ON P1

PART 1

PIN 49124

PART 3 OF  
 --0134 (LT)