

The Corporation of the City of North Bay

By-Law No. 2024-057

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Widdifield Station Road from a “Rural (A)” Zone to a “Rural Residential Estate (RRE)” Zone and a “Rural Residential Estate Holding (RRE H.)” Zone

2498643 Ontario Limited – 4250 Widdifield Station 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 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-3” 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 Community Services Committee Report 2024-08 adopted by Council on July 9, 2024 by Resolution No. 2024-202 to approve this rezoning;

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

- 1) Schedule “C3” 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 49124-0093 (LT) PCL 1133 SEC WF; W1/2 of S1/2 LT 4 CON 2 Widdifield; North Bay; District of Nipissing), shown as hatched on Schedule A attached hereto from a “Rural (A)” zone to a “Rural Residential Estate (RRE)” zone and a “Rural Residential Estate Holding (RRE H.)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Rural Residential Estate (RRE)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.
- 3) The Holding Zone provision shall be applied to the lands zoned “Rural Residential Estate Holding (RRE H)”. Prior to the removal of the holding zone provisions, or to allow any specific permitted use, the following condition must be satisfied:

- a. The applicant shall provide a Hydrogeological Study and implement any recommendations forthcoming from the required Hydrogeological Study to the satisfaction of the City of North Bay.
- 4) 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.
- 5) 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 how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Ontario Land Tribunal Act, 2021*, S.O. 2021, c. 4, Sched. 6
- 6) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 5 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 7) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 5 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 9th Day of July, 2024.

Read a Second Time in Open Council the 9th Day of July, 2024.

Read a Third Time in Open Council and Passed this 9th Day of July, 2024.

Deputy Mayor Maggie Horsfield

City Clerk Karen McIsaac

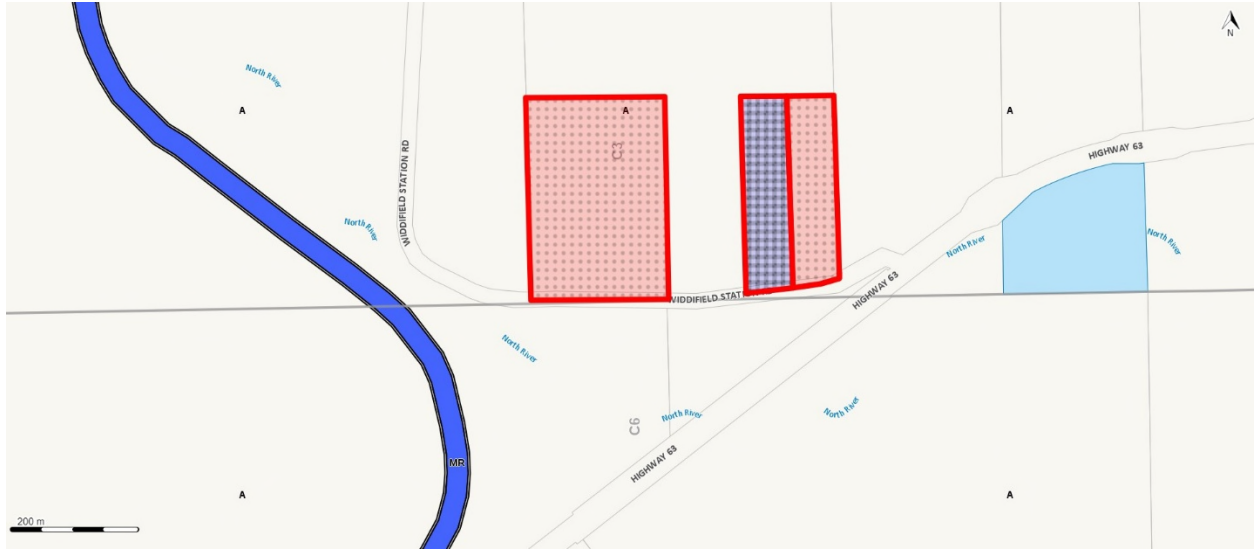
Schedule A

This is Schedule "A"
To By-law No. 2024-057

Passed the 9th Day of July, 2024

Deputy Mayor Maggie Horsfield

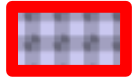
City Clerk Karen McIsaac



Legend



- From a "Rural (A)" Zone to a "Rural Residential Estate (RRE)" Zone



- From a "Rural (A)" Zone to a "Rural Residential Estate Holding (RRE H)" Zone