

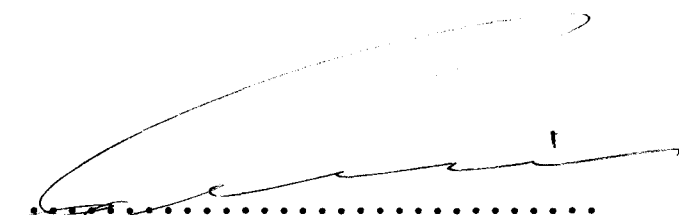
THE CORPORATION OF THE CITY OF NORTH BAY


BY-LAW NO. 124-75

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. 2 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. 2 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 3RD DAY OF NOVEMBER, 1975.  
 READ A SECOND TIME IN OPEN COUNCIL THIS 17TH DAY OF NOVEMBER, 1975.  
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 17TH DAY OF NOVEMBER, 1975.

  
 .....  
 MAYOR

  
 .....  
 CITY CLERK

AMENDMENT NO. 2 TO THE OFFICIAL PLAN  
OF THE NORTH BAY PLANNING AREA

NOVEMBER 1975

THE CORPORATION OF THE CITY OF NORTH BAY  
NORTH BAY, ONTARIO

AMENDMENT NO. 2 TO THE  
OFFICIAL PLAN  
OF THE CITY OF NORTH BAY PLANNING AREA

The attached Schedule "A" and explanatory text constitute Amendment No. 2 to the Official Plan of the North Bay Planning Area. This Amendment was adopted by The Corporation of the City of North Bay by By-law No. 124-75 which was passed by a 2/3 vote of all members of Council in accordance with Sections 13 and 17 of The Planning Act, on the 17th day of November, 1975.



\_\_\_\_\_  
MAYOR



\_\_\_\_\_  
CITY CLERK

This Amendment to the Official Plan of the North Bay Planning Area, which has been adopted by the Council of The Corporation of the City of North Bay, is hereby approved in accordance with Sections 14 and 17 of The Planning Act, R.S.O. 1970.

Date: \_\_\_\_\_

\_\_\_\_\_  
MINISTER OF HOUSING

AMENDMENT NO. 2 TO THE

OFFICIAL PLAN

The following text and plan,  
designated as Schedule "A",  
attached hereto constitute  
Amendment No. 2 to the  
Official Plan of the  
North Bay Planning Area.

PURPOSE:

This Amendment consists of two items. First, it is required to re-designate certain lands in the Planning Area to "Residential" from their present "Rural" designation. This is to permit the establishment of a Mobile Home Park on part of Lot 37, Concessions XIII and XIV, and so that further residential development may take place on the remainder of the subject property. Secondly, the Urban Service Boundary will be amended to encompass this entire area.

Hence, this Amendment will change the Land Use Designation of certain lands described herein from "Rural" to "Residential" and the Urban Service Boundary will be adjusted accordingly as shown on Schedule "A" to this Amendment which is a copy of "Schedule 'B' -- Land Use Plan" to the Official Plan.

LOCATION:

This Amendment will apply to the following lands:

- (a) Part of Lots 37 & 38, Concession XIV lying south of Lakeshore Drive;
- (b) Lot 38, Concession XIII;
- (c) Part of Lot 37, Concession XIII north of the LaVase River; and
- (d) Part of Lot 39, Concession XIII.

in the former Township of West Ferris, which is now part of the City of North Bay.

The subject property is now bounded by Lakeshore Drive (Highway 11B) to the north, the LaVase River to the south, vacant land to the east, and a strip of residential development on either side of Premier Road to the west.

BASIS OF AMENDMENT:

The lands covered by this Amendment are located in the "Rural" area of the Planning Area. The subject property must be designated "Residential" and the Urban Service Boundary adjusted to encircle the property so that it may be provided with full municipal services before a Mobile Home Park, or any other kind of Residential uses, can be developed pursuant to the provisions of Section 2.2 of the Official Plan.

Therefore, particularly because of the need for this kind of facility to accommodate this type of residential unit, Council now considers it advisable to amend the Official Plan to permit the establishment of a Mobile Home Park, being satisfied that all the provisions of Section 2.2.9 of the Official Plan have been or will be complied with by the Developer as the case may be.

POLICY:

It is the intent of this Amendment to the Official Plan that the lands to be designated for "Residential" uses and included within the Urban Service Boundary will be developed in accordance with the policies contained in Section 2.2 of the Official Plan. Part of Lot 37, Concessions XIII and XIV, which is to be developed as a Mobile Home Park, will be developed in accordance with Section 2.2.9 which deals with the development of Mobile Home Parks.

DETAILS OF AMENDMENT:

"Schedule 'B' -- Land Use Plan" to the Official Plan is hereby amended by:

Item #1 - Redesignating from "Rural" to "Residential" the lands shown on Schedule 'A' attached hereto;

Item #2 - Adjusting the Urban Service Boundary such that the subject property is included within the Limit of Urban Services. The Urban Service Boundary should also be adjusted to mirror this change on Schedules 'A', 'C', 'D', 'E', 'F', 'G', 'H', 'I' and 'J' inclusive to the Official Plan.

IMPLEMENTATION:

This Amendment to the Official Plan shall be implemented in accordance with the implementation policy contained in Section 10 of the Official Plan.

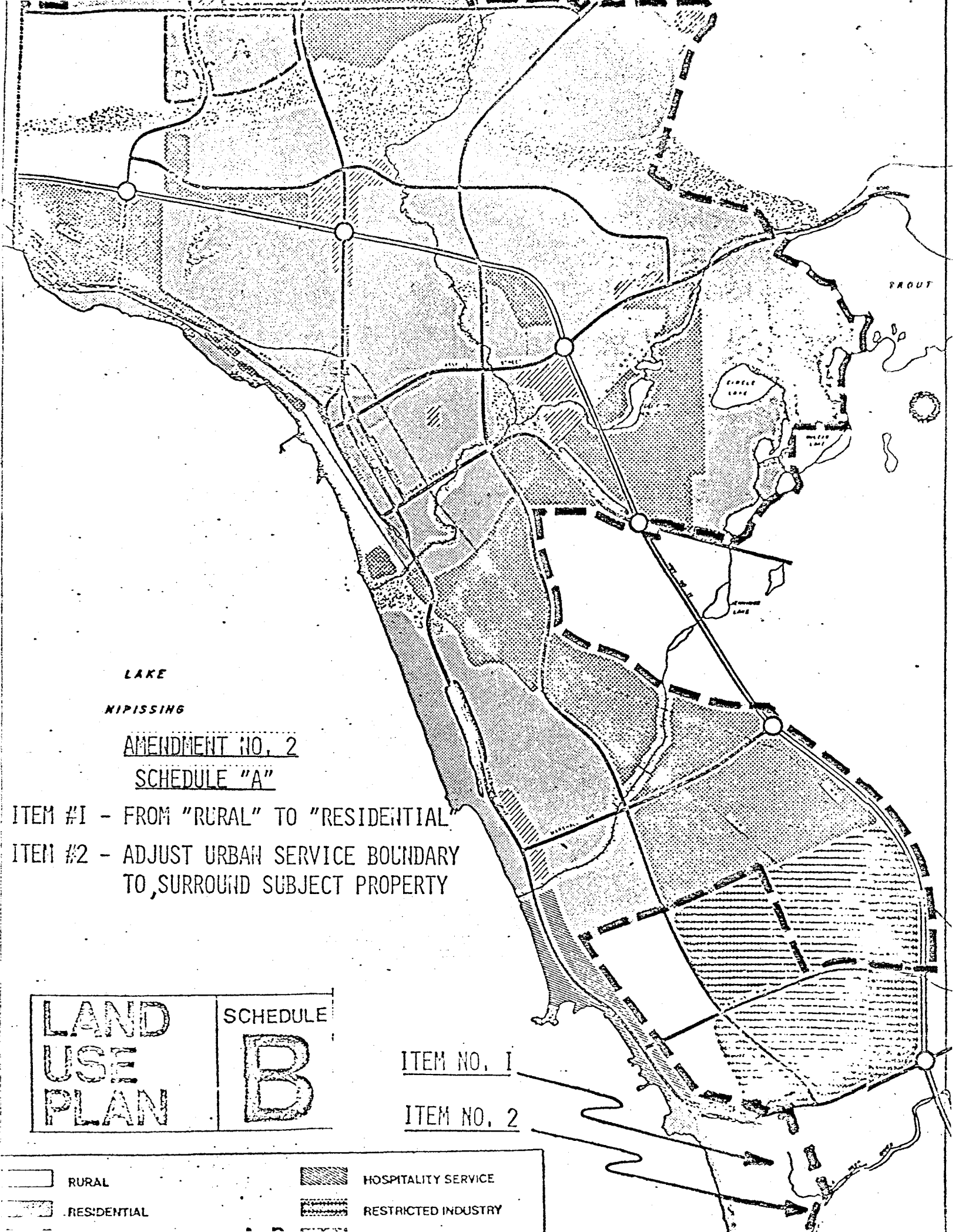
INTERPRETATION:

This Amendment to the Official Plan shall be interpreted in accordance with the interpretation policy contained in Section 11 of the Official Plan.

AMENDMENT NO. 2

SCHEDULE 'A'





LAKE  
NIPISSING

AMENDMENT NO. 2  
SCHEDULE "A"

- ITEM #1 - FROM "RURAL" TO "RESIDENTIAL"
- ITEM #2 - ADJUST URBAN SERVICE BOUNDARY TO SURROUND SUBJECT PROPERTY

<b>LAND USE PLAN</b>	SCHEDULE
	B

ITEM NO. 1  
ITEM NO. 2

	RURAL		HOSPITALITY SERVICE
	RESIDENTIAL		RESTRICTED INDUSTRY

APPENDIX #1

SCHEDULE 'B'

EXISTING & ADJACENT LAND USE

GREEN ROOSTER RESTAURANT

MULTIPLE FAMILY DWELLING

NIPISSING BOAT WORKS

56 SINGLE FAMILY DWELLINGS

LAKE NIPISSING

A 30 SINGLE FAMILY DWELLINGS

SEPARATE SCHOOL

ARIZONA HOTEL

BARTLETT TOWING

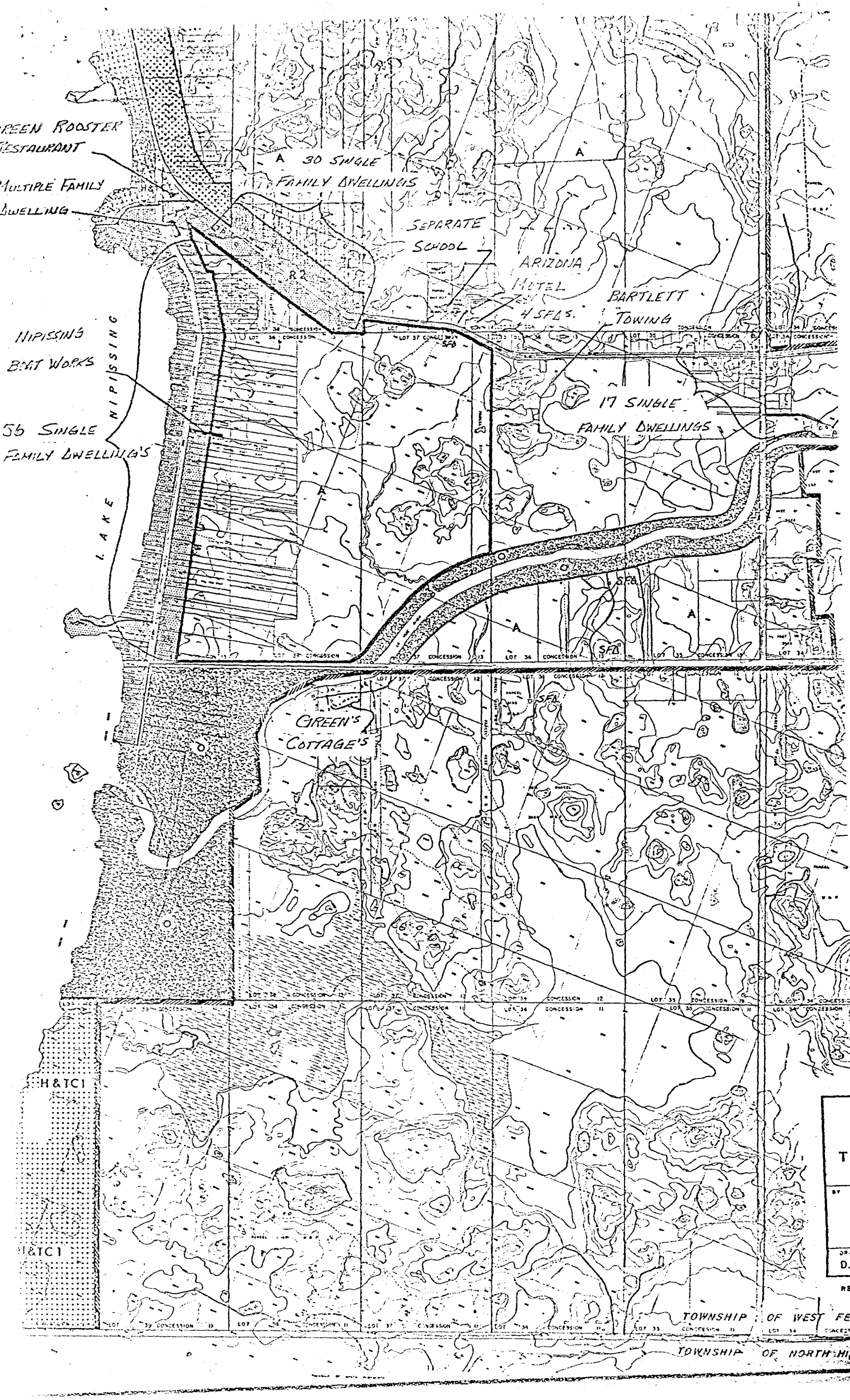
17 SINGLE FAMILY DWELLINGS













GREEN'S COTTAGE'S

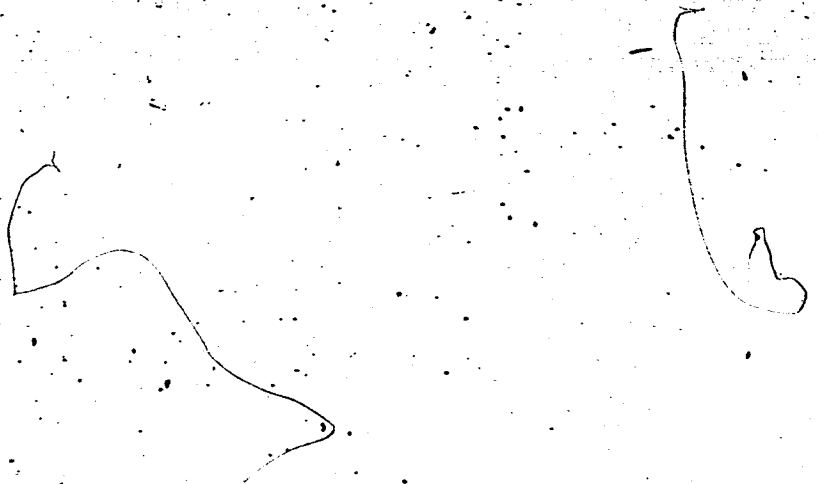
H&TCI

H&TCI

TOWNSHIP OF WEST FE  
TOWNSHIP OF NORTH HI



SYMBOL	ZONE
	RESIDENTIAL FIRST DENSITY R 1
	RESIDENTIAL SECOND DENSITY R 2
	RESIDENTIAL THIRD DENSITY R 3
	NEIGHBOURHOOD COMMERCIAL NC
	GENERAL COMMERCIAL GC
	HIGHWAY & TOURIST COMMERCIAL 1 H&TC1
	HIGHWAY & TOURIST COMMERCIAL 2 H&TC2
	HIGHWAY & TOURIST COMMERCIAL 3 H&TC3
	PARK & OPEN SPACE O
	INDUSTRIAL I
	AGRICULTURAL A
	BOUNDARY OF SCHEDULE B



APPENDIX #2

RESOLUTION # 22 OF COUNCIL

PASSED OCTOBER 20, 1975



P.O. Box 360

CITY OF NORTH BAY

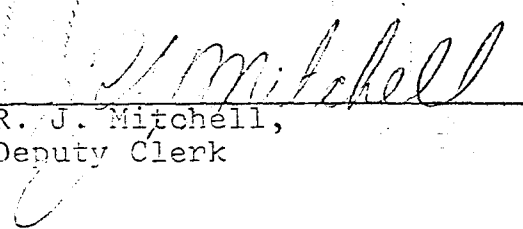
ONTARIO, CANADA

PIB 8H8

RESOLUTION NO. 22:

"That the Administrator be instructed to prepare for consideration of Council, a By-law to amend the Official Plan to include in the Urban Development Area those parts of Lots 37 & 38, Concession 14 - West Ferris lying south of Lakeshore Drive and those Parts of Lots 37 & 38, Concession 13 - West Ferris lying north of LaVase River and all of the lands which are now or were formerly part of Lot 39, Concession 13 - West Ferris and all of Lot 39, Concession 14 - West Ferris not now in the Urban Development Area and to further amend the Official Plan to accommodate a Mobile Home Park in that Part of Lot 37, Concession 14 lying south of Lakeshore Drive and in that Part of Lot 37, Concession 13 lying north of the LaVase River."

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I, R. J. Mitchell, Deputy Clerk of the Corporation of the City of North Bay, do hereby certify the above to be a true copy of Resolution No. 22 which was passed by a vote of two-thirds of all the members of Council at its regular meeting held Monday, 20 October, 1975.

  
\_\_\_\_\_  
R. J. Mitchell,  
Deputy Clerk

Dated at North Bay  
this 29th day of  
October, 1975.