

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 45-92

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON WALLACE ROAD
FROM A "FLOODPLAIN AND EROSION (0.2)"
ZONE TO A "RESIDENTIAL THIRD DENSITY
SPECIAL ZONE NO. 58 (R3 SP.58)"
(L.E. dePENCIER - 700 WALLACE ROAD)

WHEREAS the owner of the subject property has requested a rezoning;

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 B-53 of By-law No. 28-80 pursuant to Section 34 of the Planning Act.

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

- 1) Schedule "B-53" 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 Part of parcel 6476 W/F along Wallace Road in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Floodplain and Erosion (0.2)" zone to a "Residential Third Density Special Zone No. 58 (R.3 Sp.58)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.58:
 - 11.2.58 "Residential Third Density Special Zone No. 58 (R.3 Sp.58)"
 - 11.2.58.1 The property description of this "Residential Third Density Special Zone No. 58 (R.3 Sp.58)" is Part of Parcel 6476 W/F along Wallace Road in the City of North Bay as shown on the attached Schedules and Schedule "B-53".
 - 11.2.58.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 58 (R.3 Sp.58)", except for the following uses:

- single family detached dwellings;
- duplex dwellings;
- semi-detached dwellings;
- home occupations;
- non-profit uses, parks, playgrounds, and
- institutional uses.

11.2.58.2(b) The regulations for this "Residential Third Density Special Zone No. 58 (R.3 Sp.58)" are as follows:

- i) A rear yard shall be provided in the rear yard of the main building. The rear setback shall be measured from the 203.33 C.G.D. contour elevation. Further, said rear setback shall be not less than ten and five-tenths (10.5) metres.
- ii) That portion of Parcel 6476 W/F located below and to the east of the 203.33 C.G.D. contour shall remain as an undisturbed, natural vegetative buffer.


11.2.58.3 The use of land or buildings in this "Residential Third Density Special Zone No. 58 (R.3 Sp.58)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Residential Third Density Special Zone No. 58 (R.3 Sp.58)" as shown on Schedule "C" to this By-law.

- 4) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulation 404/83.
- 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 17TH DAY OF **FEBRUARY** 1992.
READ A SECOND TIME IN OPEN COUNCIL THE 2ND DAY OF MARCH 1992.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 2ND DAY
OF MARCH 1992.


MAYOR

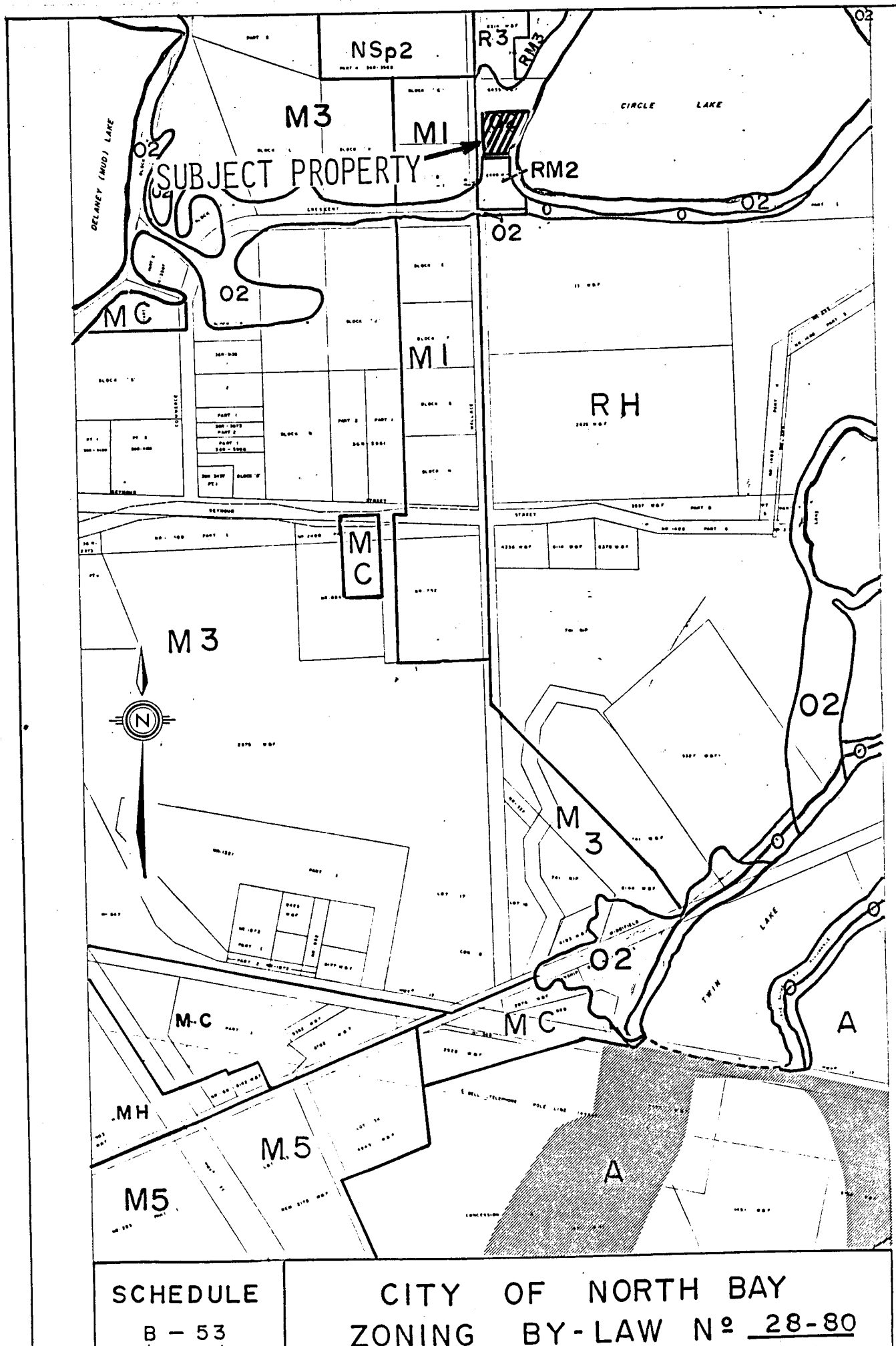

CITY CLERK

This is Schedule " A "

To By-law No. 45-92

Passed the 2ND day of MARCH
19 92.

S. J. Lawley
MAYOR
B. Victor
CITY CLERK



This is Schedule " B "

To By-law No. 45-92

Passed the 2ND day of MARCH 19 92 .

[Signature]
MAYOR

[Signature]
CITY CLERK

PART 1	PARCEL 5165 W.1	PARCEL 5169 W.1	PARCEL 5233 W.8	PARCEL 4819 W.8	PT.1	PT.2	PT.3
PART 4					PARCEL 5079 W.8F (36R-8221)		
36R-3244							
PT.3							
PT.2							
PT.1							

RODNEY

RODNEY ARCEL 6185 W.8F

PARCEL 5859 W.8F



677

WALLACE

WEEN CONCESSIONS 'C' AND 'D'

PART 3
36R-3508

BLOCK 'A'

PART 4 36R-3508

PT. 1
(36R-3676)

SUBJECT PROPERTY

BLOCK 'K'

BLOCK 'D'

CENT

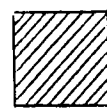
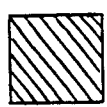
824

COMMERCE CRESC.

(36R-5356)
PT. 1

BLOCK 'J'

BLOCK 'F'



FROM "FLOODPLAIN AND EROSION (0.2)"
TO "RESIDENTIAL THIRD DENSITY SPECIAL
ZONE NO. 58 (R3 Sp.58)"

LANDS TO REMAIN "FLOOD PLAIN AND EROSION (0.

CIRCLE LAKE ROAD NR-303

CIRCLE LAKE RD. PCL. 741 NIP.

(36R-6405) PT. 2 PT. 1
36 R-8626 PT. 15
PCL. 741 NIP.

PT. 11 6214 W&F
36 R-8626

PT. 10 6214 W&F
PT. 9

PT. 5 PT. 19 PCL. 741 NIP.
PT. 4 36 R-8626

PT. 1 PT. 22

6435 W&F

6476 W&F

PT. 1
4449 W&F

CIRCLE LAKE

This is Schedule " C "
To By-law No. 45-92
Passed the 2ND day of MARCH
19 92 .

S. D. Lawler
MAYOR

B. Butler
CITY CLERK

SCHEDULE TO "RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO. 58 (R3 Sp.58)"

