

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-103

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON LAKESHORE DRIVE
FROM A “RESIDENTIAL THIRD DENSITY (R3)” ZONE TO A “RESIDENTIAL
THIRD DENSITY SPECIAL ZONE NO. 125 (R3 SP. 125)”**

(2221864 ONTARIO INC. – 482 LAKESHORE DRIVE)

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 zoning designation shown on Schedules “B-70” and “B-71” 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 April 4th, 2011 to approve this rezoning.

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

- 1) Schedules “B-70” and “B-71” 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 16, Part of Lot 20, Parcel 1357 WF, PIN #49174-0060(LT) along Lakeshore Drive in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Third Density Special Zone No. 125 (R3 Sp. 125)”.
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following “Section 11.2.125:
 - 11.2.125 Residential Third Density Special No. 125 (R3 Sp. 125)
 - 11.2.125.1 The property description of this “Residential Third Density Special Zone No. 125 (R3 Sp. 125)” is Concession 16, Part of Lot 20, Parcel 1357 WF, PIN #49174-0060(LT) along Lakeshore Drive in the City of North Bay as shown on the attached Schedules and on Schedules “B-70” and “B-71”.
 - 11.2.125.2 The regulations for this “Residential Third Density Special Zone No. 125 (R3 Sp. 125)” are as follows:
 - i) The minimum lot frontage shall be 13.3 meters.
 - 11.2.125.3 The use of land or building in this “Residential Third Density Special Zone No. 125 (R3 Sp. 125)” 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 “Residential Third Density Special Zone No. 125 (R3 Sp. 125)” as shown on Schedule "B" 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 Section 6 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 4TH DAY OF APRIL, 2011.

READ A SECOND TIME IN OPEN COUNCIL THE 4TH DAY OF APRIL, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 18TH DAY OF APRIL, 2011.

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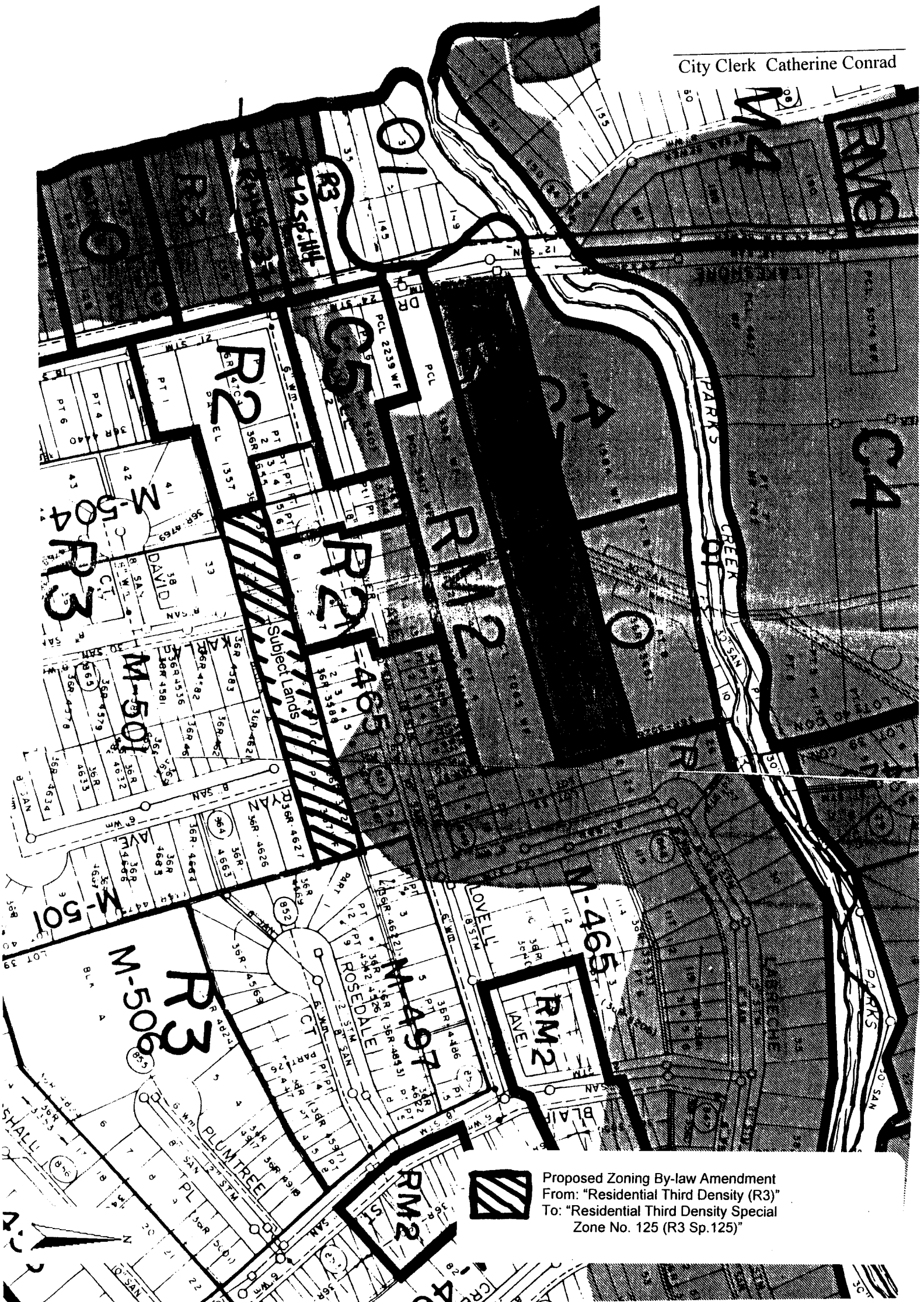
MAYOR, ALLAN MCDONALD

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CITY CLERK, CATHERINE CONRAD

Mayor Allan McDonald

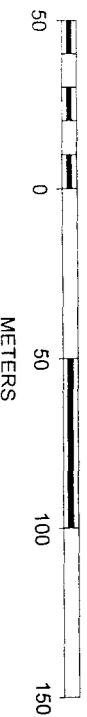
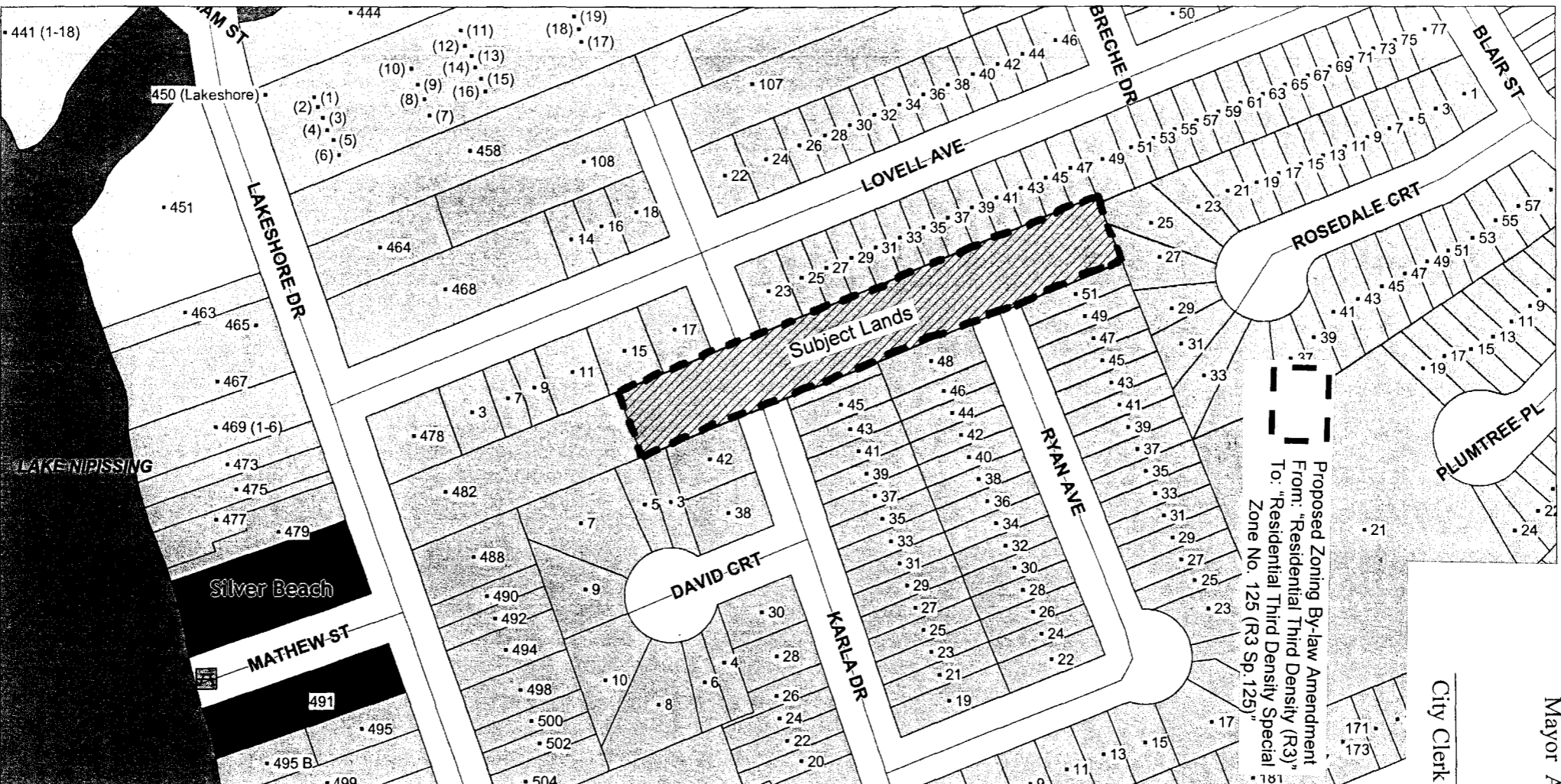
City Clerk Catherine Conrad



This is Schedule "B"
To By-law No. 2011-103
Passed the 18th day of April 2011

Mayor Allan McDonald

City Clerk Catherine Conrad



SCALE 1 : 2,221

Mayor Allan McDonald

City Clerk Catherine Conrad

DRAFT PLAN OF SUBDIVISION OF
PART OF BROKEN LOT 40,
CONCESSION 16
TOWNSHIP OF WEST FERRIS
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

0m 5m 10m
SCALE 1 : 500

Miller & Urso Surveying Inc.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND
B DENOTES BOUND MONUMENT
SB DENOTES IRON BAR
SMB DENOTES STANDARD IRON BAR
RIB DENOTES ROUNDED IRON BAR
(G) DENOTES GROUND UNKNOWNS
(S&T) DENOTES SHIMPOW AND TAYLOR LIMITED
(1863) DENOTES DOORIDGE WALKER LIMITED
(1104) DENOTES P.A. BLACKBURN, O.S.

BEARING NOTE
BEARINGS ARE ASSUMED AND DERIVED FROM THE NORTHERLY
LIMIT OF REDISSECTED PLAN M-501 HAVING AN ASTROMONIC
COURSE OF N89°00'00"E.

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN OF CONDOMINIUM
FOR CANTY APPROVAL.

NORTH BAY, ONTARIO
2010
2221864 ONTARIO INC.
REGISTERED OWNER OF P.M. 48174-0000 (LT)

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJOINING LOTS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
2010
R.D. MILLER
ONTARIO LAND SURVEYOR
MILLER & URSO SURVEYING INC.

LAND USE ANALYSIS			
LOT OR BLOCK	INTENDED USE	NO. OF UNITS	AREA
LOTS 1 TO 8	RESIDENTIAL	8	0.3822 HA
ROADS			0.1414 HA
TOTAL			0.5236 HA

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
OF THE ONTARIO PLANNING ACT**

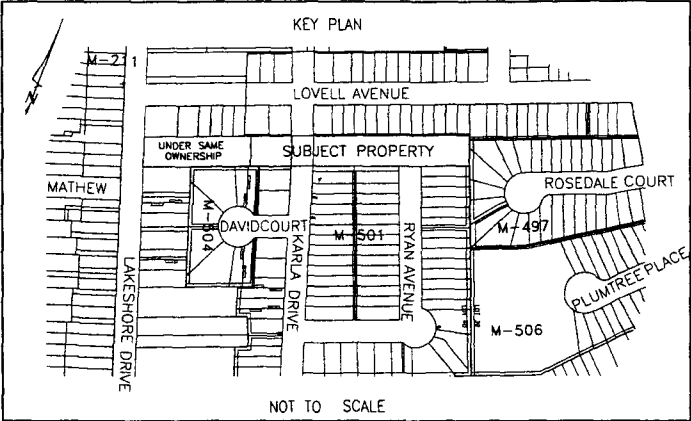
- THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED ARE AS CERTIFIED ON THE FACE OF THE PLAN
- LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAN
- A KEY PLAN IS AS SHOWN ON THE FACE OF THE PLAN
- THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE:
UNITS 1 TO 8 ARE FOR SINGLE FAMILY RESIDENTIAL
- THE EXISTING USES OF THE ADJOINING PROPERTIES IS RESIDENTIAL
- THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE AS SHOWN ON THE FACE OF THE PLAN
- NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE FACE OF THE PLAN
- DOMESTIC WATER IS PROPOSED TO BE MUNICIPAL WATER SERVICES
- THE NATURE AND PRIORITY OF THE SOIL IS S&T AND SAND
- TOPOGRAPHY OF LAND IS FLAT. CONTIGUOUS DO NOT CROSS THE PROPERTY
- THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
MUNICIPAL SERVICES - ROAD MAINTENANCE, SNOW REMOVAL, SCHOOL BUSING, GARBAGE COLLECTION
SERVICES, WATER
PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET & GAS
- DISSENTS OR CONSENTS AFFECTING THE PROPERTY:
LT 186836 IN FAVOUR OF BELL CANADA FOR UTILITY LINES
LT 186831 IN FAVOUR OF THE CITY OF NORTH BAY FOR WATERWAYS
LT 218622 IN FAVOUR OF THE CITY OF NORTH BAY FOR WATERWAYS, SANITARY AND STORM SEWERS

Miller & Urso Surveying Inc.
Ontario Land Surveyors & Condominium Land Surveyors
Planning Consultants

1001 KENNEDY STREET
SUITE 200, MISSISSAUGA, ONT. L4V 1N1
TEL: (905) 276-1100
FAX: (905) 276-1101

DRAWN BY: C.H.M. FIELD PLAN NO.
CHECKED BY: R.D.M. D.S. & J.M. M.D. 3234

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LOVELL AVE.

