

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-41

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON 152 GREENWOOD AVENUE FROM A "RESIDENTIAL THIRD DENSITY (R3)" ZONE TO A "RESIDENTIAL FIFTH DENSITY SPECIAL NO. 131 (R5 Sp.131)" ZONE

(Conseil Scolaire Catholique Franco-Nord – 152 Greenwood Avenue)

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 Schedule "B-42" 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 29, 2013 to approve this rezoning.

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

- 1) Schedule "B-42" 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 Lots 288-291, Lots 318-321, and part of Laneway abutting Lots 288-291 and 318-321, Registered Plan No. 86, PIN 49159-0030 (LT) in the City of North Bay in the District of Nipissing, along 152 Greenwood Avenue in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Fifth Density Special No. 131 (R5 Sp.131)" zone.
- 2) All buildings or structures erected or altered and the use of land in such "Residential Fifth Density Special No. 131 (R5 Sp.131)" 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 inserting at the end thereof the following Section 11.2.131:

"11.2.131 "Residential Fifth Density Special No. 131 (R5 Sp.131)"

11.2.131.1 The property description of this Residential Fifth Density Special No. 131 (R5 Sp.131) zone is Registered Plan Number 86, Lots 288-291 and Lots 318-321, PIN 49159-0030 (LT) in the former Township of Widdifield in the City of North Bay along 152 Greenwood Avenue in the City of North Bay as shown on the attached Schedule and on Schedule "B-42".

11.2.131.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Fifth Density Special No. 131 (R5 Sp.131)" except for the following uses:

- single detached dwelling;
- semi-detached dwelling;
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

11.2.131.2(b) The regulations for this "Residential Fifth Density Special No. 131 (R5 Sp.131)" are as follows:

- i) Maximum Lot Coverage shall be 40%.

11.2.131.3 The use of land or building in this "Residential Fifth Density Special No. 131 (R5 Sp.131)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 28-80 is further amended by inserting "Residential Fifth Density Special No. 131 (R5 Sp.131)" as shown on Schedule "B" to this By-law.
- 5) 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 29TH DAY OF APRIL 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 29TH DAY OF APRIL 2013.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 29th DAY OF APRIL 2013.

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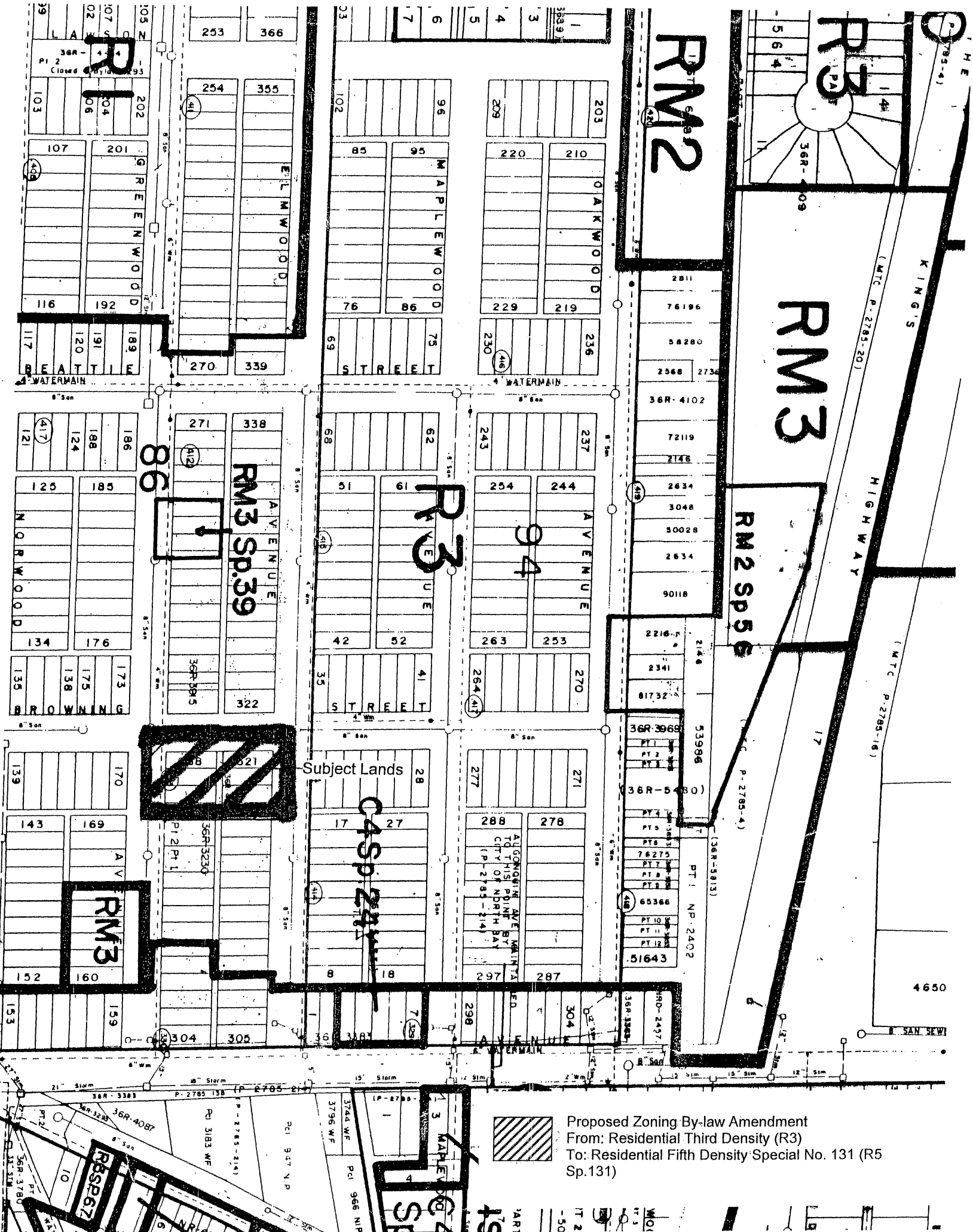
Mayor, Allan McDonald

City Clerk, Catherine Conrad

This is Schedule "A"
To By-law No. 2013-041
Passed the 29TH day of APRIL 2013

Mayor, Allan McDonald

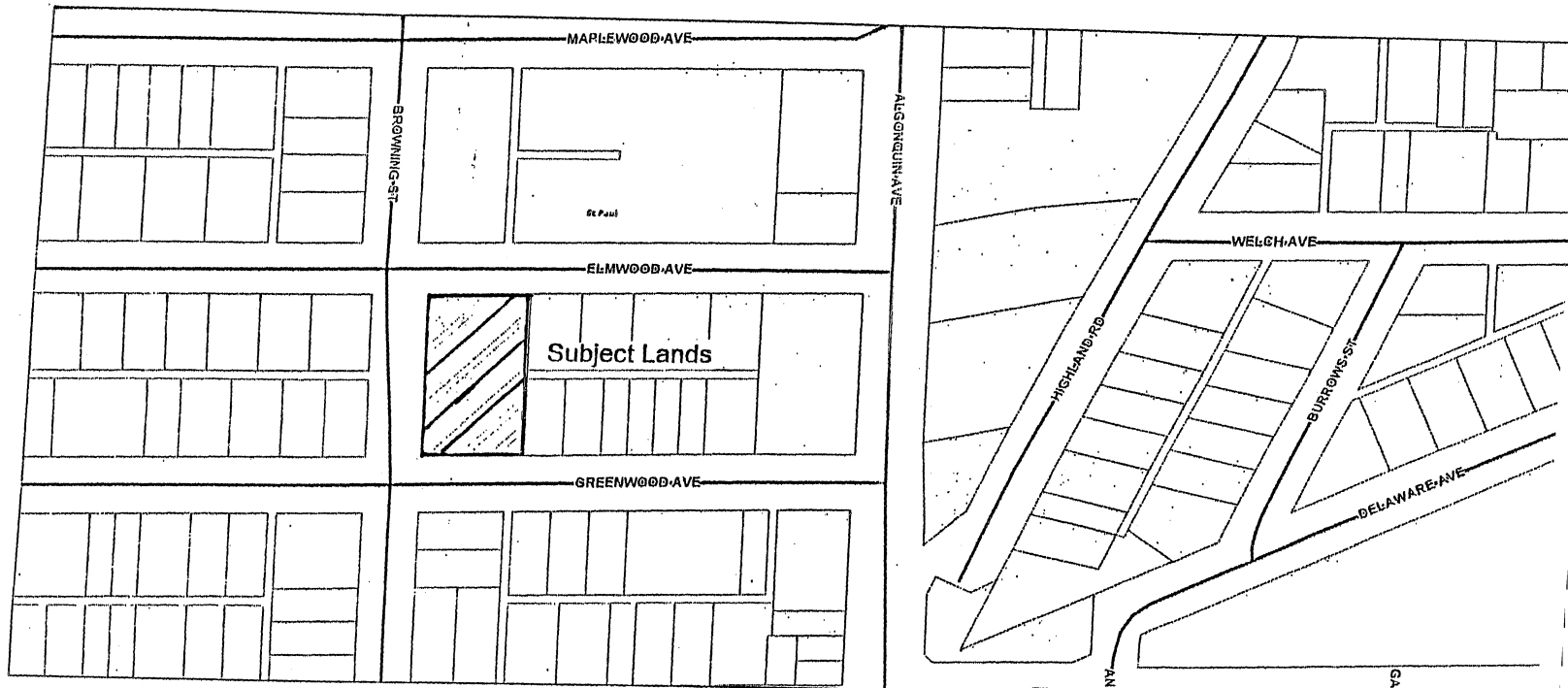
City Clerk, Catherine Conrad



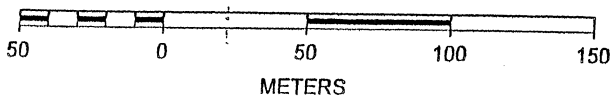
This is Schedule "B"
To By-law No. 2013-041
Passed the 29th day of APRIL 2013


Mayor, Allan McDonald

City Clerk, Catherine Conrad



SCALE 1 : 2,644



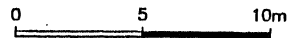
 Proposed Zoning By-law Amendment
From: Residential Third Density (R3)
To: Residential Fifth Density Special No. 131 (R5 Sp.131)

Mayor, Allan McDonald

City Clerk, Catherine Conrad

ELMWOOD AVENUE

SKETCH FOR RE-ZONING OF ALL OF LOTS 288, 289, 290, 291, 318, 319, 320, 321 and PART OF A CERTAIN LANE REGISTERED PLAN No. 86 CITY OF NORTH BAY DISTRICT OF NIPISSING



SCALE 1 : 300

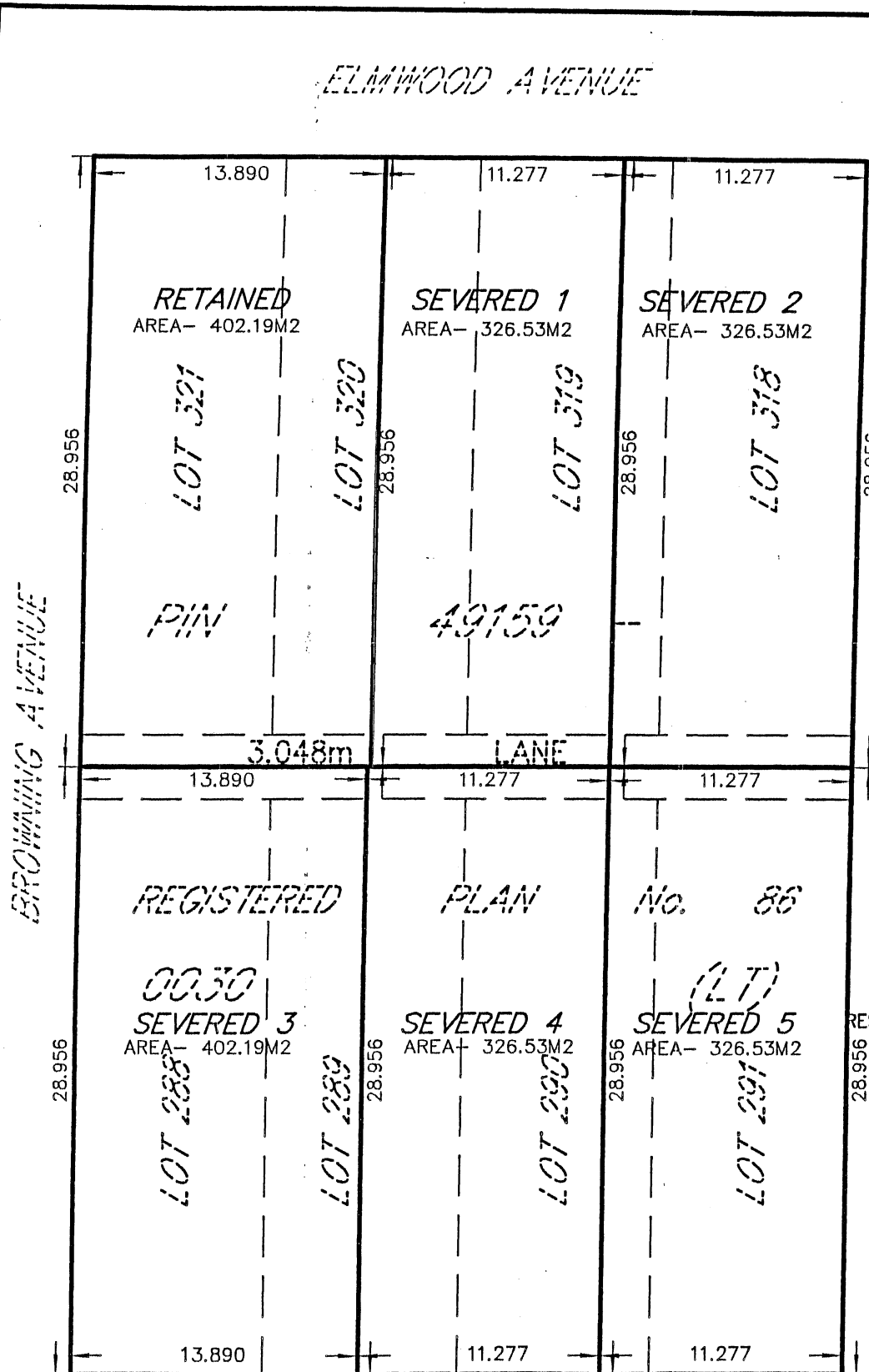
Miller & Urso Surveying Inc.



METRIC

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

RESIDENTIAL FIFTH DENSITY SPECIAL (R5 Sp) FRONTAGE- 10.5m LOT AREA- 325M2 LOT COVERAGE- PROPOSED 40%



GREENWOOD AVENUE

Miller & Urso Surveying Inc.

Ontario Land Surveyors • Canada Land Surveyors Project Managers • Planning Consultants

1501 SEYMOUR STREET NORTH BAY ON P1A 0C5 TEL: (705) 474-1210 FAX: (705) 474-1783

