

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2009-17**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80  
TO REZONE CERTAIN LANDS ON JET AVENUE  
FROM AN “INDUSTRIAL SPECIAL NO. 10A (M SP.10A)” ZONE TO A  
“RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL NO. 123 (RM3 SP.123)” ZONE  
(793567 ONTARIO INC. - 891 JET 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 zone designation shown on Schedule “B-41” 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 February 17th, 2009 to approve this rezoning.

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

- 1) Schedule “B-41” 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 Plan 38, Lots 17 & 18, Reference Plan 36R-8027, Parts 1 & 2 and the West Sections of Parts 11 & 13 corresponding to Plan 38, Lots 17 & 18 – 891 Jet Avenue), shown as hatched on Schedule “B” attached hereto from an “Industrial Special No.10a (M Sp.10a)” to a “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” 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 adding a new legal description in section 11.2.123 as follows:
  - 11.2.123.1 The property description of this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone is: Plan 38, Lots 17 & 18, Reference Plan 36R-8027, Parts 1 & 2 and the West Sections of Parts 11 & 13 corresponding to Plan 38, Lots 17 & 18 – 891 Jet Avenue as shown on the attached Schedules and Schedule “B-41”
  - 11.2.123.2 The minimum lot frontage for this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone shall be 21 meters.
  - 11.2.123.3 The side yard setback (south side) for this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone shall be nil.

- 11.2.123.4 The side yard setback (north side) for this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone shall be 9 meters.
- 11.2.123.5 The rear yard setback for this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone shall be nil.
- 11.2.123.6 Apartment Landscaping (Section 5.3.6) and Apartment Play Space (Section 5.3.7) in this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone is not required.
- 11.2.123.7 The use of land or buildings in this “Residential Multiple Third Density Special No. 123 (RM3 Sp.123)” zone shall conform to all other regulations of this By-law, except as hereby expressly varied.
- 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 4 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 17<sup>TH</sup> DAY OF FEBRUARY, 2009.**

**READ A SECOND TIME IN OPEN COUNCIL THE 17<sup>TH</sup> DAY OF FEBRUARY, 2009.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THE 11<sup>TH</sup> DAY OF JANUARY, 2010.**

"original signature on file"

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MAYOR VIC FEDELI

"original signature on file"

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CITY CLERK CATHERINE CONRAD

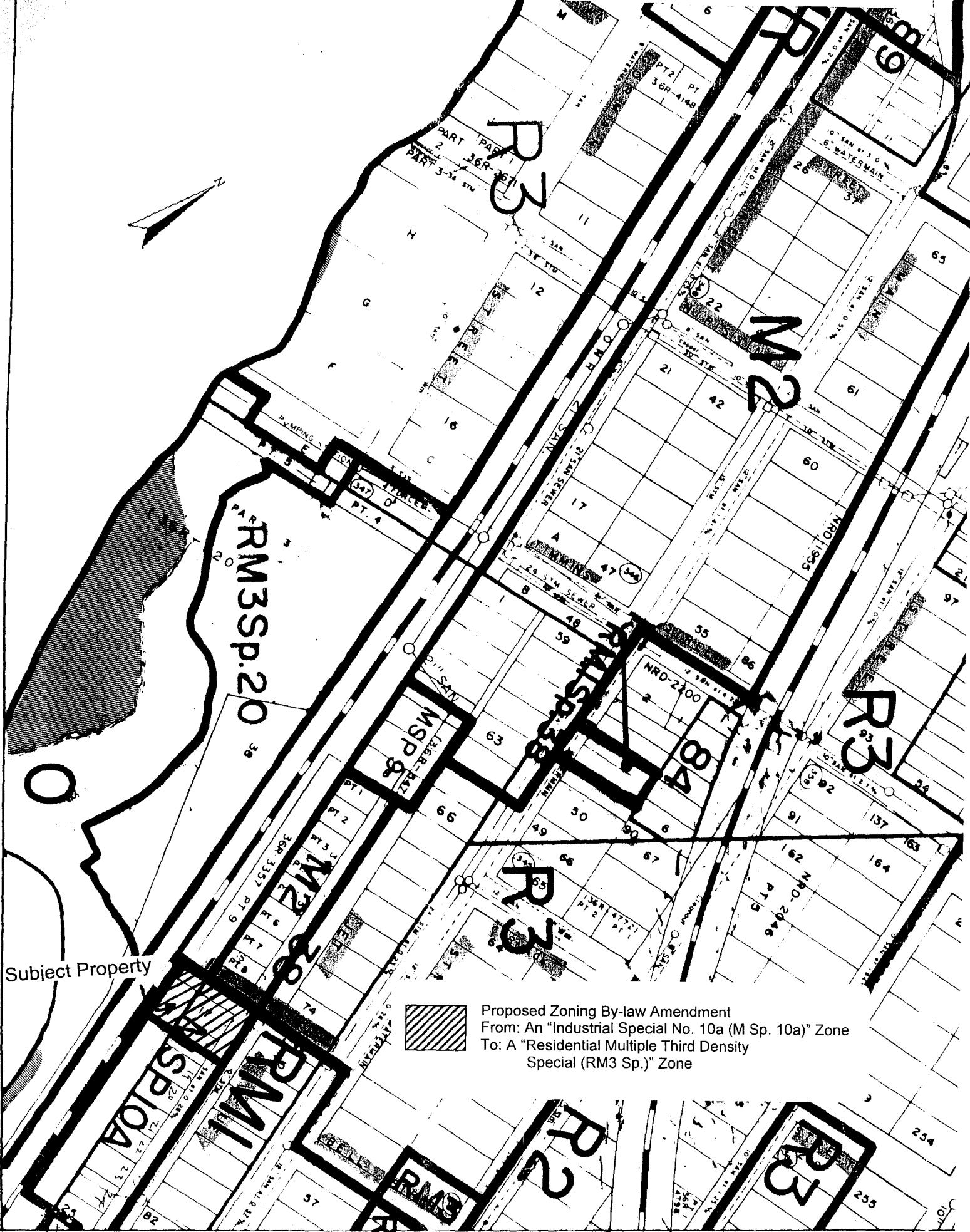
This is Schedule "A"

To By-law No. 2009-17

Passed the 11th day of January 2010

Mayor Vic Fedeli

City Clerk Catherine Conrad



This is Schedule "B"

To By-law No. 2009-17

Passed the 11th day of January 2010

Mayor Vic Fedeli

City Clerk Catherine Conrad



LAKE NIPISSING

• 155 (1-60)

• 1017

CPR

• 975

• 975

• 963

• 953

• 941

• 931

• 919

• 907

• 905

• 220

Subject Property

• 891

• 885

• 881

• 871

JET AVE

MAIN

ELEVENTH ST

• 899

• 897

• 891

• 887

• 883

• 877

• 871

• 863

• 859

• 853

• 847

• 928

• 920

• 918

• 910

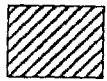
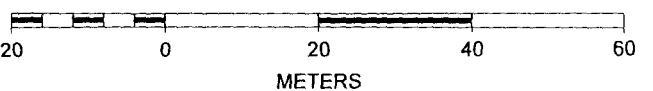
• 904

• 360

BELL ST

• 892

SCALE 1 : 981



Proposed Zoning By-law Amendment  
From: An "Industrial Special No. 10a (M Sp. 10a)" Zone  
To: A "Residential Multiple Third Density  
Special (RM3 Sp.)" Zone



• 845

This is Schedule "C"

To By-law No. 2009-17

Passed the 11th day of January 2010

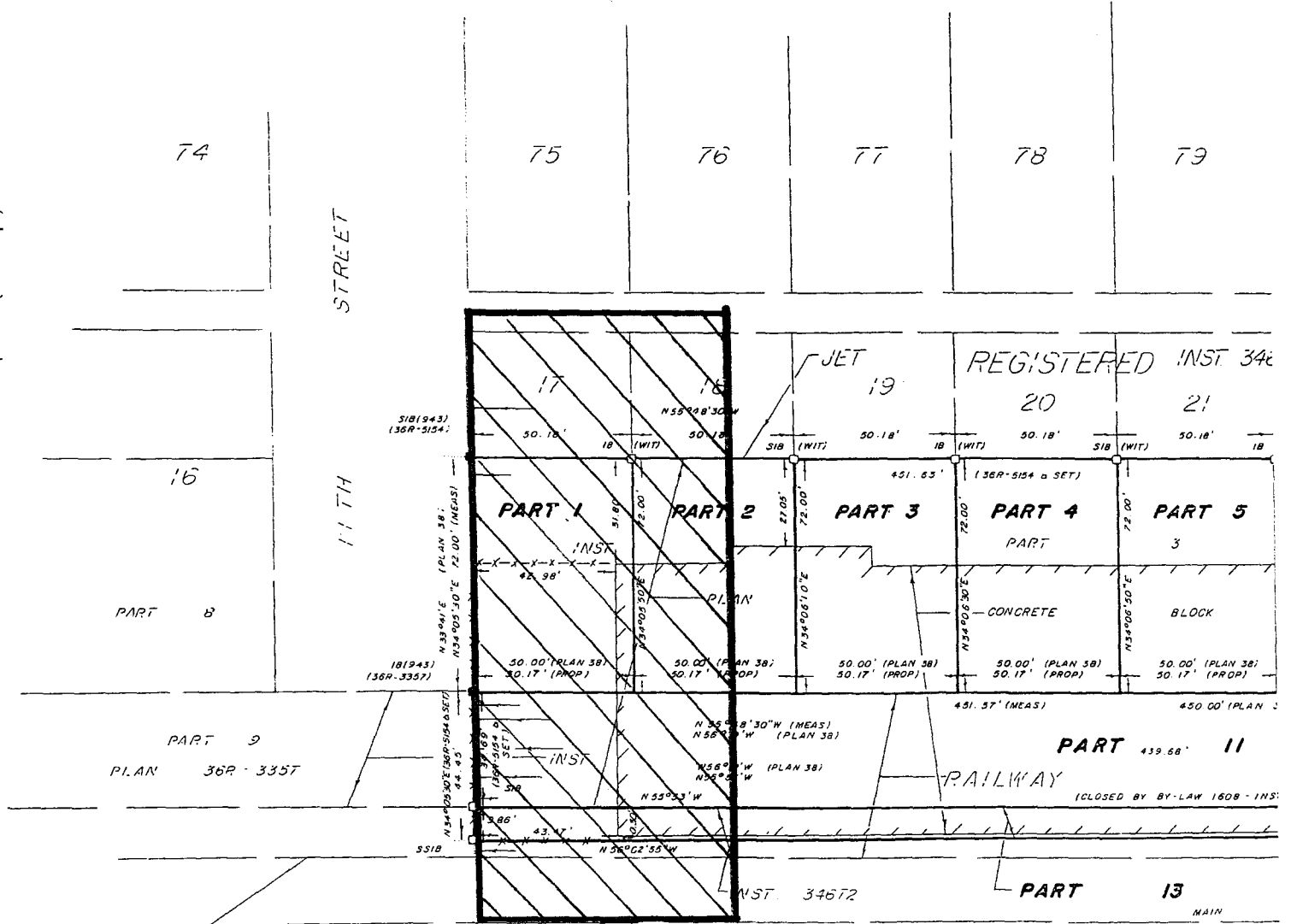
Mayor Vic Fedeli

City Clerk Catherine Conrad

Proposed Zoning By-law Amendment  
From: An "Industrial Special No. 10a (M Sp. 10a)" Zone  
To: A "Residential Multiple Third Density  
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CONCESSION "C"  
CONCESSION "D"



Subject Property

LOT

21