

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 83-95

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON HIGHLAND ROAD
FROM A 'DISTRICT COMMERCIAL (C.4)' ZONE
TO A 'RESIDENTIAL THIRD DENSITY SPECIAL
ZONE NO. 67 (R.3 SP.67)'
(918544 ONTARIO LIMITED - 116 HIGHLAND 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-42 of By-law No. 28-80 pursuant to Section 34 of the Planning Act, R.S.O. 1990;

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 Part Lot 11 and Lot 12, Plan M-177 along Highland Road in the City of North Bay (shown as hatched on Schedules "B" & "C" attached hereto) from a "District Commercial (C.4)" zone to a "Residential Third Density Special Zone No. 67 (R.3 Sp.67)"
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.67:
 - 11.2.67 "Residential Third Density Special Zone No. 67 (R.3 Sp.67)"
 - 11.2.67.1 The property description of this "Residential Third Density Special Zone No. 67 (R.3 Sp.67)" is part of Lot 11 and Lot 12, Plan M-177 along Highland Road in the City of North Bay as shown on the attached Schedules and Schedule "B-42".
 - 11.2.67.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 67 (R.3 Sp.67)", except for the following uses:
 - single detached dwelling;
 - semi-detached dwelling;

- duplex dwelling;
- parks, playgrounds, non-profit uses;
- home occupations;
- institutional uses.

11.2.67.2(b) The regulations for this "Residential Third Density Special Zone No. 67 (R.3 Sp.67)" are as follows:

- i) The minimum lot area shall be 418.0 square metres,
- ii) The minimum lot frontage shall be thirteen and seven-tenths (13.7) metres,
- iii) The minimum front yard setback shall be two and six-tenths (2.6) metres,
- iv) The minimum northerly side yard setback shall be zero and eight-tenths (0.8) metres.

11.2.67.3 The use of land or buildings in this "Residential Third Density Special Zone No. 67 (R.3 Sp.67)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

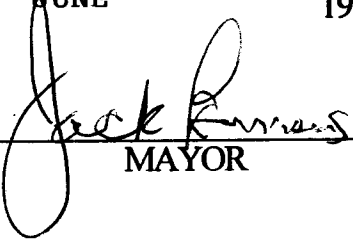
- 3) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Residential Third Density Special Zone No. 67 (R.3 Sp.67)" as shown on Schedule "C" to this By-law.
- 4)
 - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Regulation 920, R.R.O. 1990.
 - 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 5TH DAY OF JUNE,
199 5.

READ A SECOND TIME IN OPEN COUNCIL THE 19TH DAY OF JUNE
199 5.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 19TH DAY
OF JUNE 199 5.


MAYOR


DEPUTY CITY CLERK

This is Schedule " A "

To By-law No. 83-95

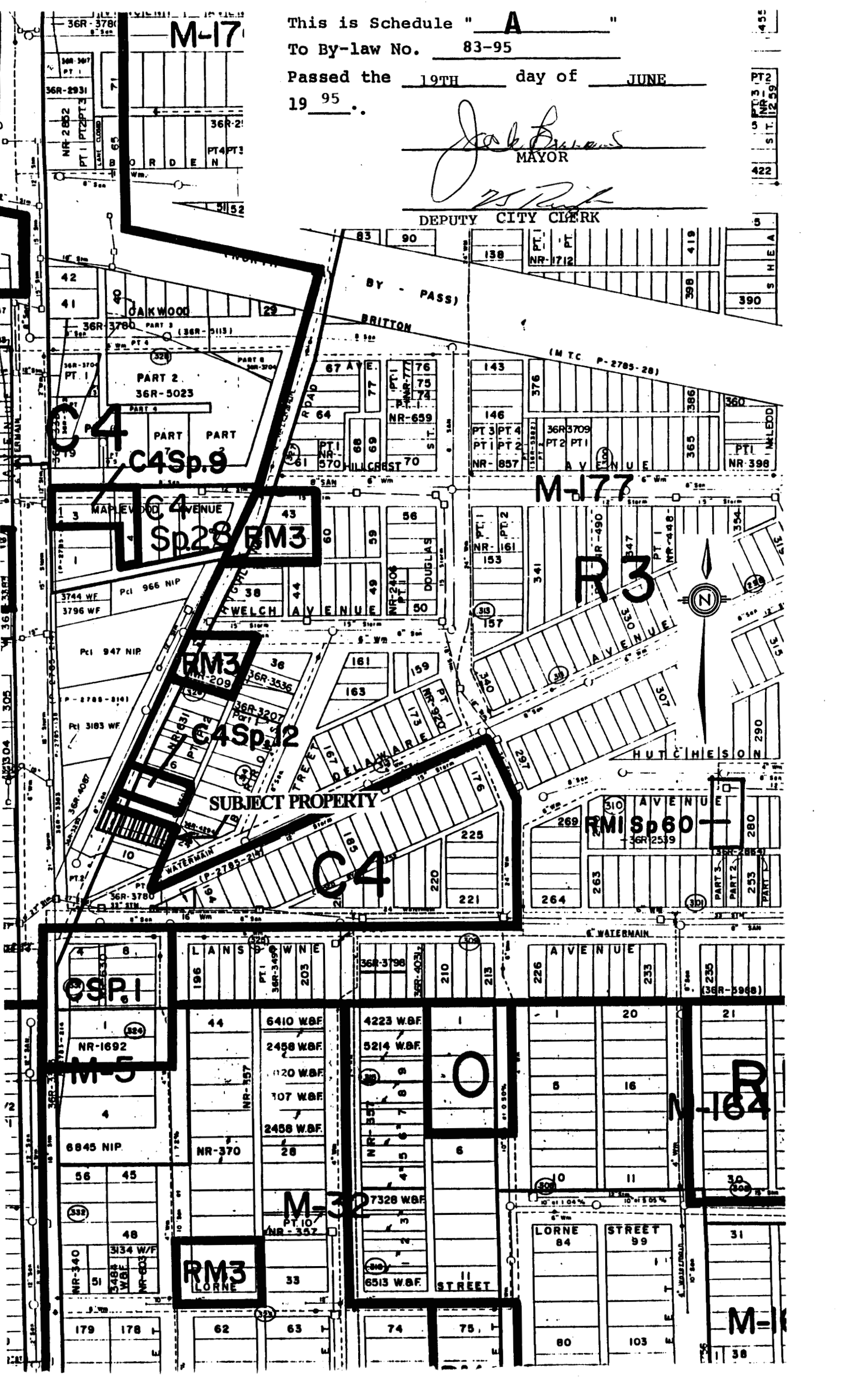
Passed the 19TH day of JUNE

19 95 .

Jack Brown
MAYOR

W. R. ...
DEPUTY CITY CLERK

PT 2
NR-1259
S.T. 1259
422



M-17

OAKWOOD

BY-PASS

BRITTON

(M.T.C. P-2785-28)

PART 2
36R-5023

C4
C4Sp.9

C4
Sp.28

RM3

M-177

R3

RM3

C4
C4Sp.12

SUBJECT PROPERTY

C4

RM1Sp60

OSp.1

M-5

O

M-184

M-3

RM3

M-1

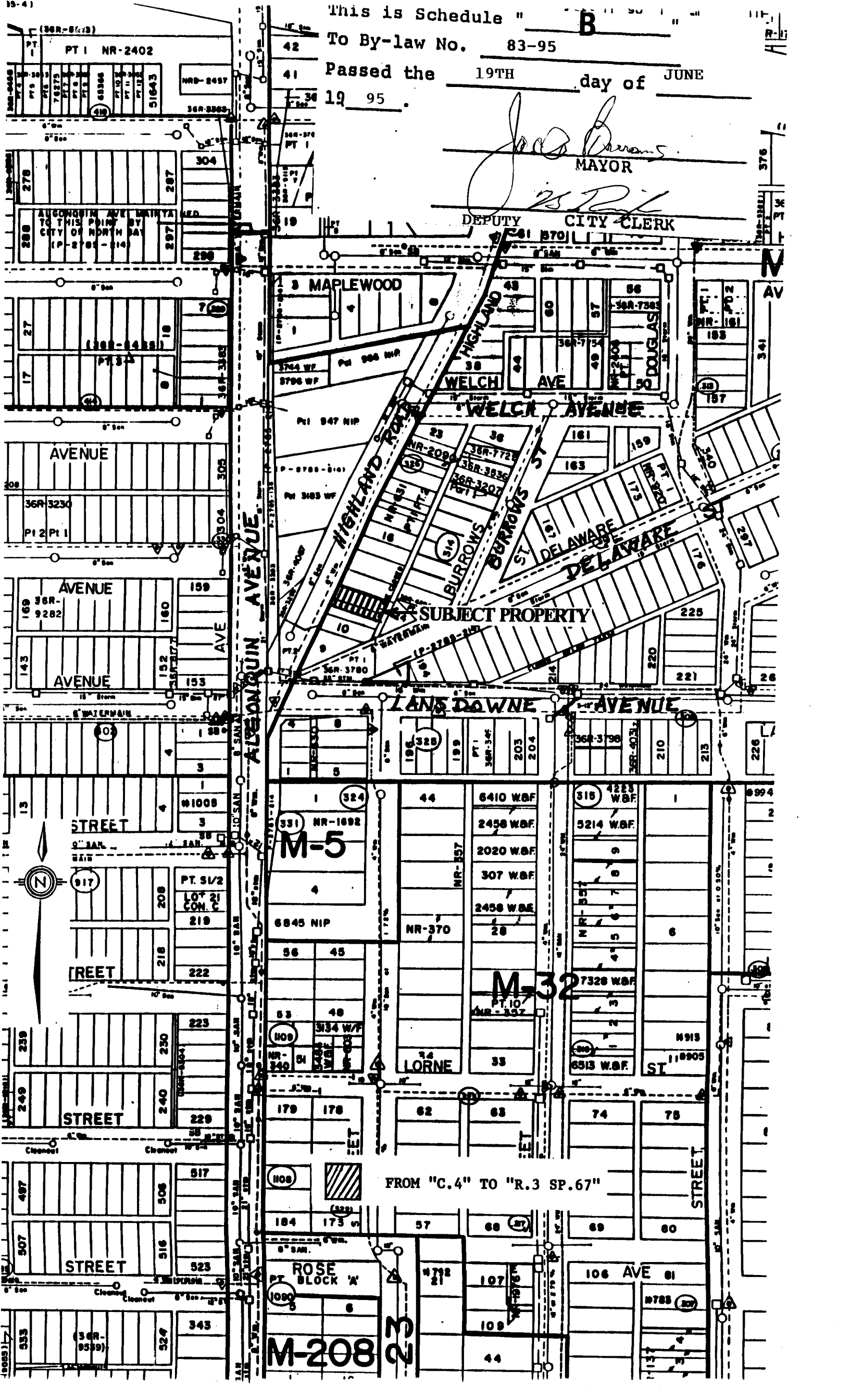
This is Schedule " B "

To By-law No. 83-95

Passed the 19TH day of JUNE 1995

John Duran
MAYOR

[Signature]
DEPUTY CITY CLERK

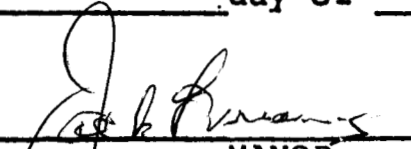


This is Schedule " C "

To By-law No. 83-95

Passed the 19TH day of JUNE

1995.

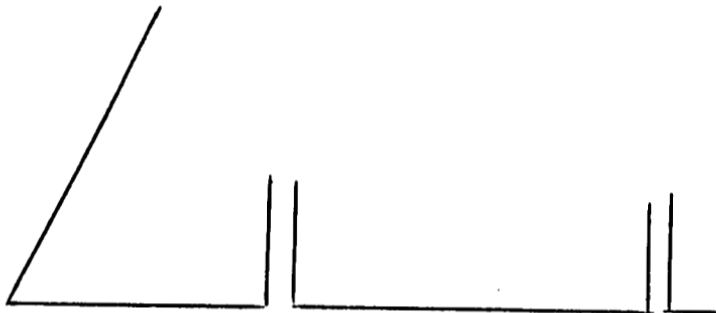


MAYOR

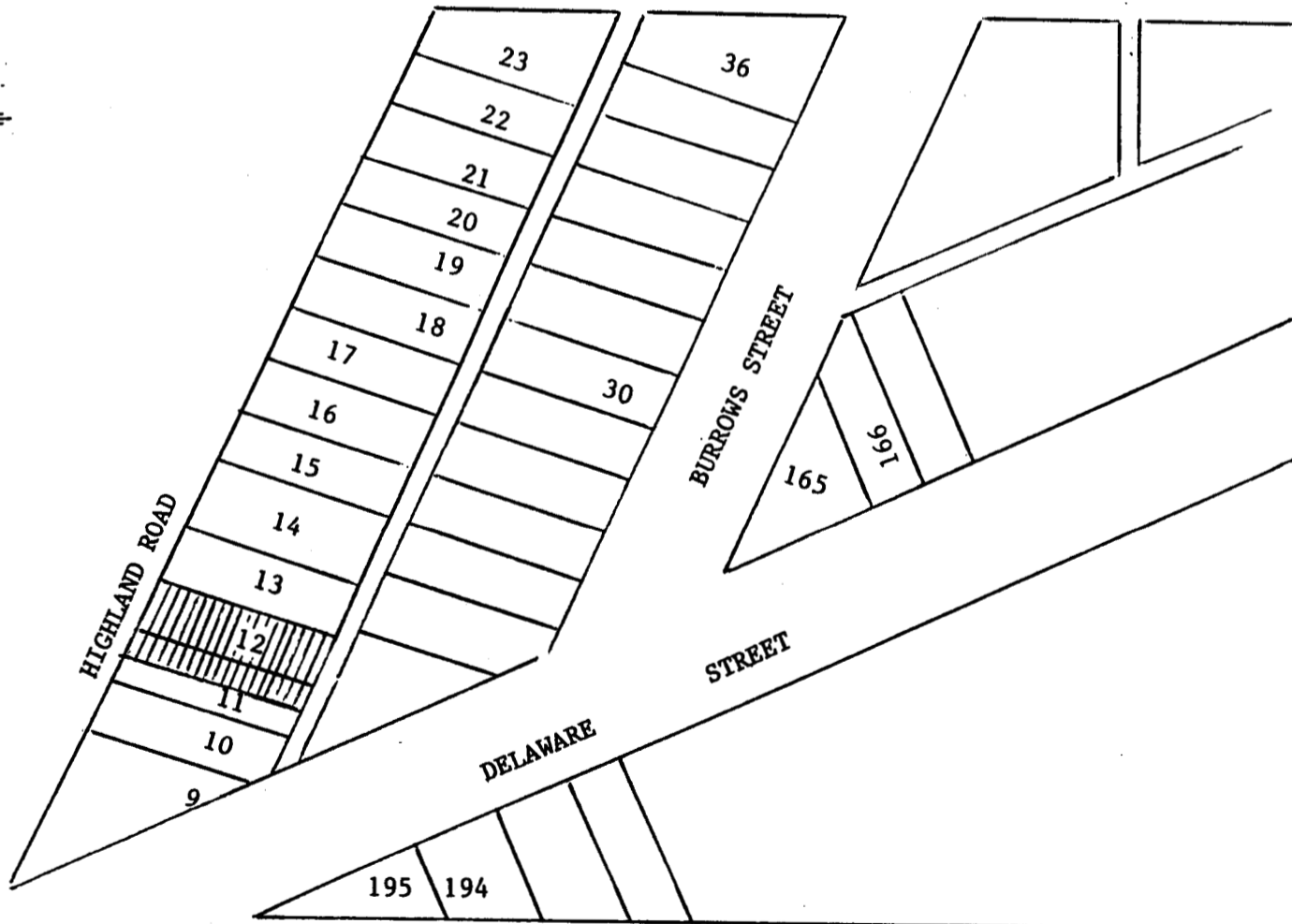


DEPUTY CITY CLERK

Schedule to "Residential Third Density Special Zone No. 67 (R.3 Sp. 67)"



WELCH AVENUE



DELAWARE

BURROWS STREET

STREET

LANSDOWNE AVENUE

