THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 98-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON TOWER DRIVE, SMITH ROAD AND HAZELTON LANE FROM A "RURAL RESIDENTIAL ESTATE (RRE)" ZONE TO A "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE Sp.3)" ZONE, A "FLOODWAY (0.1)" ZONE AND A "OPEN SPACE (0)" ZONE (H. VANDUSSEL DORP HAZELTON ESTATES)

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 C-6 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 "C-6" 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 Parts of Lot 12 Plan M-563 along Tower Drive, Smith Road and Hazelton Lane in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Rural Residential Estate (RRE)" Zone to a "Rural Residential Estate Special No. 3 (RRE Sp.3)" Zone, a "Floodway (0.1)" Zone and an "Open Space (0)" Zone.

2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.5.3:

"11.5.3 "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)"

11.5.3.1 The property description of this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone is parts of Lot 12, Plan M-563 along Tower Drive, Smith Road and Hazelton Lane in The City of North Bay as shown on the attached Schedule and Schedule "C-6."
11.5.3.2(a) No person shall use land or use, erect, or construct any building or structure in this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone, except for the following uses:

- Single-family detached dwelling;
- Local park and playground;
- Accessory uses to the above;
- Home occupations in accordance with Section 3.36.

11.5.3.2(b) The regulations for this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone are as follows:

i. Minimum Lot Area shall be one and two-tenths (1.2) hectares;

ii. Minimum Lot Frontage shall be seventy-six (76) metres;

iii. Minimum Lot Frontage for proposed Lot 7, being a Portion of Lot 12, Plan M-563 shall be fifty-six (56) metres;

iv. Minimum Front Yard shall be fifteen (15) metres;

v. Minimum Rear Yard shall be fifteen (15) metres;

vi. Minimum Side Yard shall be fifteen (15) metres;

vii. Minimum Floor Area shall be ninety-three (93) square metres;

viii. Maximum Lot Coverage shall be five (5) percent;

ix. Maximum Height of main building shall be ten and five-tenths (10.5) metres;

x. Minimum setback of thirty (30) metres to the top of Doran Creek bank for septic systems.

11.5.3.3. The use of land or buildings in this "Rural Residential Estate Special Zone No. 3 (RRE Sp.3)" Zone 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 Rural Residential Estate Special Zone No. 3 (RRE Sp. 3)" as shown on Schedule "C" to this By-law.

4. All buildings or structures erected or altered and the use of land in the "Open Space (0)" Zone and "Floodway (0.1)" Zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.

5. 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 this 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 28 DAY OF MAY 1990.
READ A SECOND TIME IN OPEN COUNCIL THE 23 DAY OF JULY 1990.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 23 DAY OF JULY, 1990.

[Signatures]
MAYOR
DEPUTY CITY CLERK
This is Schedule "A" To By-law No. 98-90
Passed the 23rd day of July 1990.
This is Schedule "B" To By-law No. 98-90 Passed the 23RD day of JULY 1990.

Mayor

DEPUTY CITY CLERK

FROM "RURAL RESIDENTIAL ESTATE (RRE)" TO "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE Sp.3)"
FROM "RURAL RESIDENTIAL ESTATE (RRE)" TO "OPEN SPACE (0)"

FROM "RURAL RESIDENTIAL ESTATE (RRE)"
TO "FLOODWAY (0.1)"
This is Schedule "C" to By-law No. 98-90
Passed the 23RD day of JULY 1990

MAYOR

DEPUTY CITY CLERK

SCHEDULE TO "RURAL RESIDENTIAL ESTATE SPECIAL ZONE NO. 3 (RRE,SP.3)"

[Diagram of the area with labeled locations and distances]