

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2001-148

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON CARMICHAEL DRIVE FROM A “RURAL COMMERCIAL (RC)” ZONE TO A “RESIDENTIAL FIRST DENSITY (R1)” ZONE AND A “RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO. 81 (R1 SP.81)” AND A “FLOODPLAIN AND EROSION (02)” ZONE (LOREN AND MADELEINE CHADBOURN – 325 CARMICHAEL DRIVE)

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 “C6” 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 December 3, 2001 to approve this rezoning.

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

- 1) Schedule “C6” 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 the South Part of Lot 16, Concession “A”, Parcel 5652) along Carmichael Drive in the City of North Bay shown as hatched on Schedule “B” attached hereto) from a “Rural Commercial (RC)” zone to a “Residential First Density (R1)” zone, “Residential First Density Special Zone No. 81 (R1 Sp.81)” and a “Floodplain and Erosion (02)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential First Density (R1)” zone, “Residential First Density Special Zone No. 81 (R1 Sp.81)” and “Floodplain and Erosion (02)” zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay, except as hereby expressly varied.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3.81:

“11.3.81 “Residential First Density Special Zone No. 81 (R1 Sp.81)”

11.3.81.1 The property description of this “Residential First Density Special Zone No. 81 (R1 Sp.81)” is the South Part of Lot 16, Concession “A”, Parcel 5652 along Carmichael Drive in the City of North Bay as shown on the attached Schedule “C”.

11.3.81.2(a) No person shall use land, or use, erect, or construct any building or structure in this “Residential First Density Special Zone No. S1(R1 Sp.81)” except for the following uses:

- single detached dwelling;
- accessory home based business;
- parks, playgrounds and non-profit uses;
- institutional uses.

11.3.81.2(b) The regulations for this “Residential First Density Special Zone No. 81 (R1 Sp.81)” are as follows:

- i) the minimum frontage shall be 2.8 metres;
- ii) The easterly interior side yard setback shall be nil;
- iii) the westerly interior side yard setback shall be 1.2 metres for a one (1) storey building or 1.8 metres for a two (2) storey building;
- iv) the front yard setback shall be 6 metres;
- v) the rear yard setback shall be 16.5 metres;
- vi) the maximum lot coverage shall be 30%.

11.3.81.3 The use of land or building in this “Residential First Density Special Zone No. 81 (R1 Sp.81)” shall conform to all other regulations of this By-law, except as hereby expressly varied.”

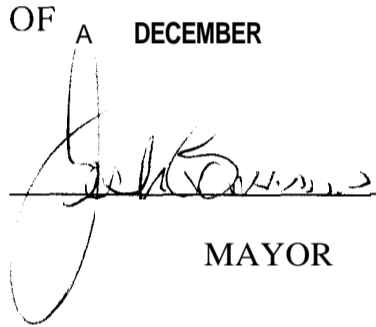
- 4) Section 11 of By-law No. 28-80 is further amended by inserting “Schedule to Residential First Density Special Zone No. 81 (R1 Sp.81)” as shown on Schedule “C” to this By-law.
- 5)
 - a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 4 of *O.Reg. 261/00*.
 - 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

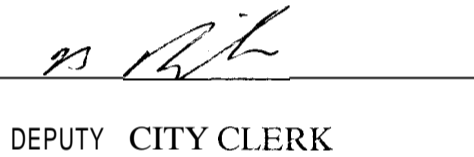
the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE **3RD** DAY OF **DECEMBER** 2001.

READ A SECOND TIME IN OPEN COUNCIL THE **17TH** DAY OF **DECEMBER** 2001.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS **17TH** DAY OF **DECEMBER** 2001.


MAYOR


DEPUTY CITY CLERK

This is Schedule "A"

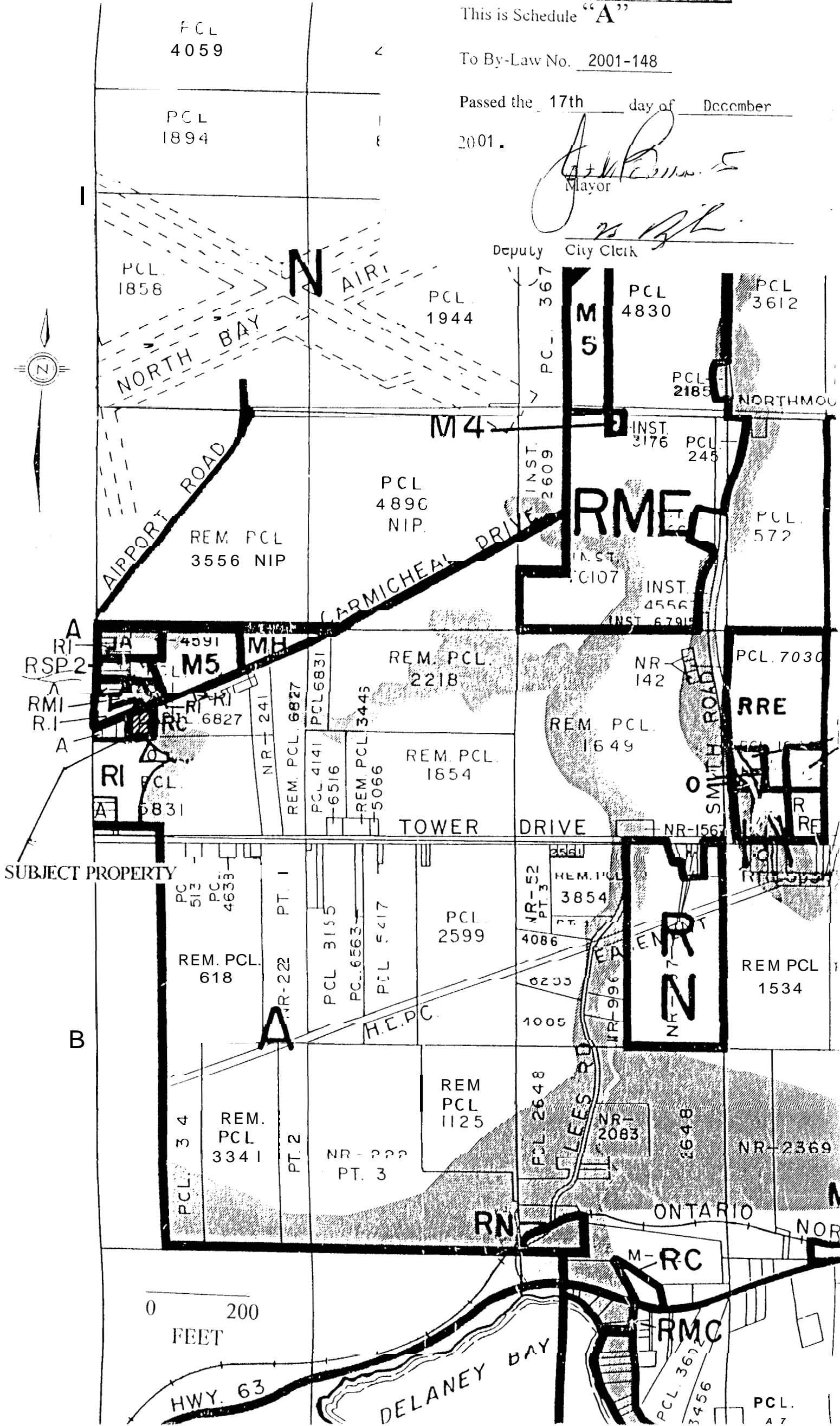
To By-Law No. 2001-148

Passed the 17th day of December

2001.

John P. ...
Mayor

...
Deputy City Clerk



SUBJECT PROPERTY

B

0 200
FEET

HWY. 63

DELANEY BAY

RMC

PCL. 47

This is Schedule "B"

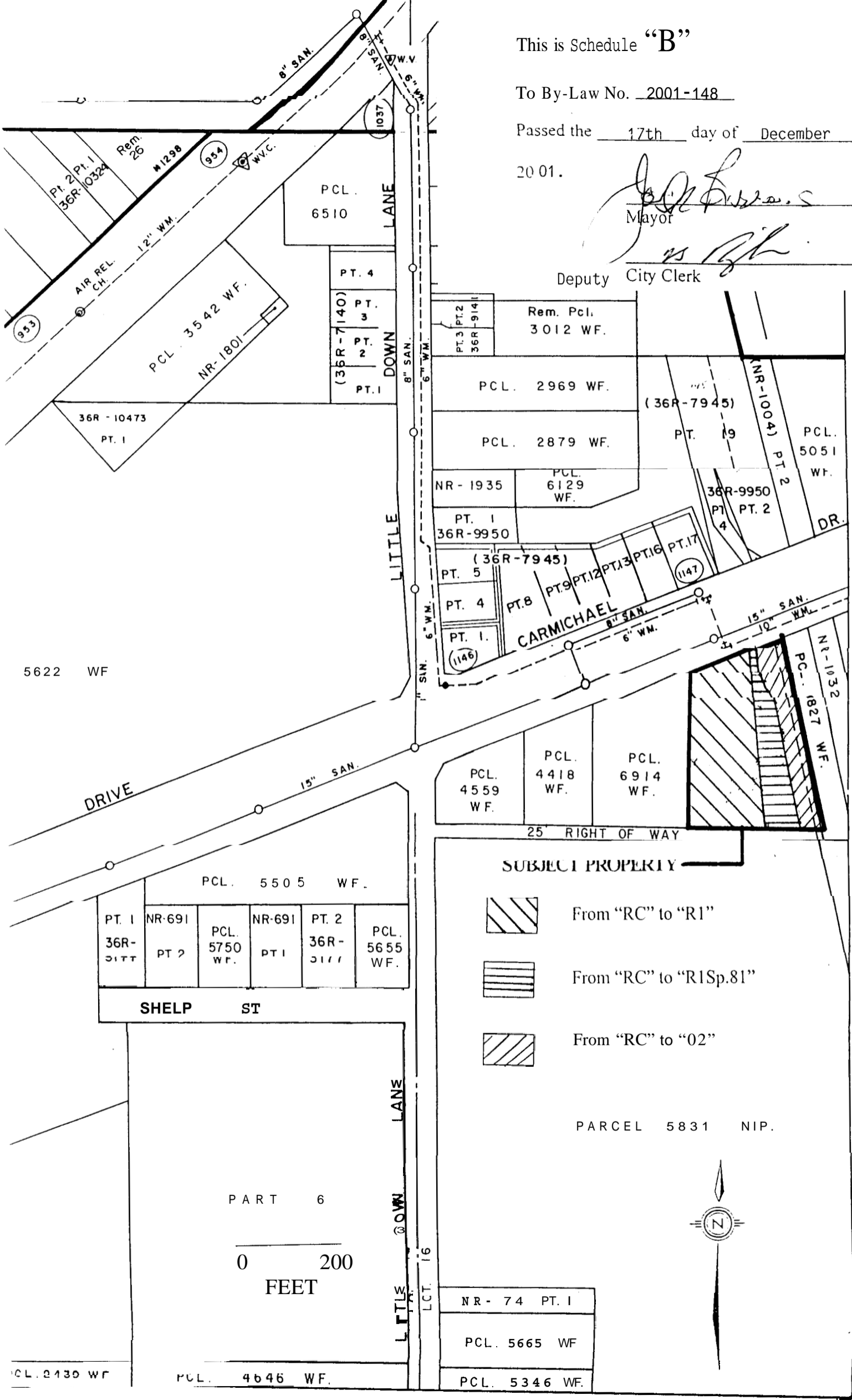
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Mayor

Deputy City Clerk



SUBJECT PROPERTY

-  From "RC" to "R1"
-  From "RC" to "R1Sp.81"
-  From "RC" to "02"

PARCEL 5831 NIP.



PART 6

0 200 FEET

PCL. 2130 WF

PCL. 4646 WF.

NR - 74 PT. I

PCL. 5665 WF

PCL. 5346 WF.

This is Schedule "C"

To By-Law No. 2001-148

Passed the 17th day of December
2001.


Mayor


Deputy Clerk

SCHEDULE TO "RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO.
81 (RISP.81)"

