

NORTH BAY[®]

O N T A R I O • C A N A D A

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Committee

Agenda

Committee Meeting of Council

June 17, 2013

at 6:00 p.m.

MEETINGS

**FOR THE WEEK OF
JUNE 17TH, 2013**

Monday, June 17, 2013

6:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor,
City Hall

7:00 p.m.

Regular Meeting of Council
Council Chambers, 2nd Floor,
City Hall

MEETINGS

**HELD UNDER THE
PLANNING ACT**

Monday, June 17, 2013

6:00 p.m.

Rezoning application
Richard & Laura Gushulak
Front Street

Rezoning, Subdivision &
Condominium applications
899430 Ontario Inc. &
2142727 Ontario Inc.
Highland Woods Subdivision

COMMUNITY SERVICES COMMITTEE

Monday, June 17, 2013

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Chairperson: Councillor Mendicino
Vice-Chair: Councillor Mayne
Member: Councillor Vaillancourt
Ex-Officio: Mayor McDonald

CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).

CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).

CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).

CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).

CS-2013-12 Report from Peter Carello dated April 8, 2013 re Rezoning application by Miller & Urso Surveying Inc. on behalf of 1794504 Ontario Inc. – 2 Sunset Blvd. (D14/2013/17945/2SUNSETB).

► **CS-2013-14 Rezoning application by Richard & Laura Gushulak – 528 Front Street (D14/2013/GUSHU/FRONT).**

CS-2013-15 Report from Peter Carello dated May 8, 2013 re Rezoning application by Tunnock Consulting Ltd. on behalf of 2190372 Ontario Inc. & 1340791 Ontario Ltd. – Johnston Road (D14/2013/21903/JOHNSTRD).

► **CS-2013-17 Report from Peter Carello dated May 16, 2013 re Rezoning, Redline Amendment to Draft Approved Plan of Condominium & Plan of Subdivision – 899430 Ontario Inc. & 2142727 Ontario Inc. – Highland Woods (D07/D12/D14/2008/21427/AIRPORTR).**

CS-2013-18 Motion presented by Councillor Maroosis and by Councillor Mendicino on June 4, 2013 re Age Friendly Community (W:\CLERK\Jason\Council\June 3 Council Meeting\Age Friendly Community – Res. No. 2013-355)

CS-2013-14

Draft Recommendation:

"That the proposed Zoning By-law Amendment application by Richard and Laura Gushulak, 528 Front Street in the City of North Bay to rezone the property legally described as Part of Lot 1, Plan 46, Part 1, Reference Plan No. 36R8713, PIN 49156-0468 (LT) from a "Neighbourhood Commercial (C5)" zone to a "Residential Third Density (R3)" zone be approved."

City of North Bay

Report to Council

Report No: CSBU 2013 - 67

Date: June 7, 2013

Originator: Peter Carello, Senior Planner, Current Operations

Subject: Proposed Zoning By-law Amendment by Richard & Laura Gushulak
– 528 Front Street

File No: D14/2013/GUSHU/FRONT/#842

RECOMMENDATIONS

1. That the proposed Zoning By-law Amendment Application by Richard and Laura Gushulak, 528 Front Street in the City of North Bay to rezone the property legally described as Part of Lot 1, Plan 46, Part 1, Reference Plan No. 36R8713, PIN 49156-0468 (LT) from a "Neighbourhood Commercial (C5)" zone to a "Residential Third Density (R3)" zone be approved.
2. That the application be processed under the "Statutory Planning Process" pursuant to Council Resolution No. 2001-706 and therefore the By-law be read three times and passed at the next regular council meeting where the notice requirements have been met under the Planning Act.

BACKGROUND

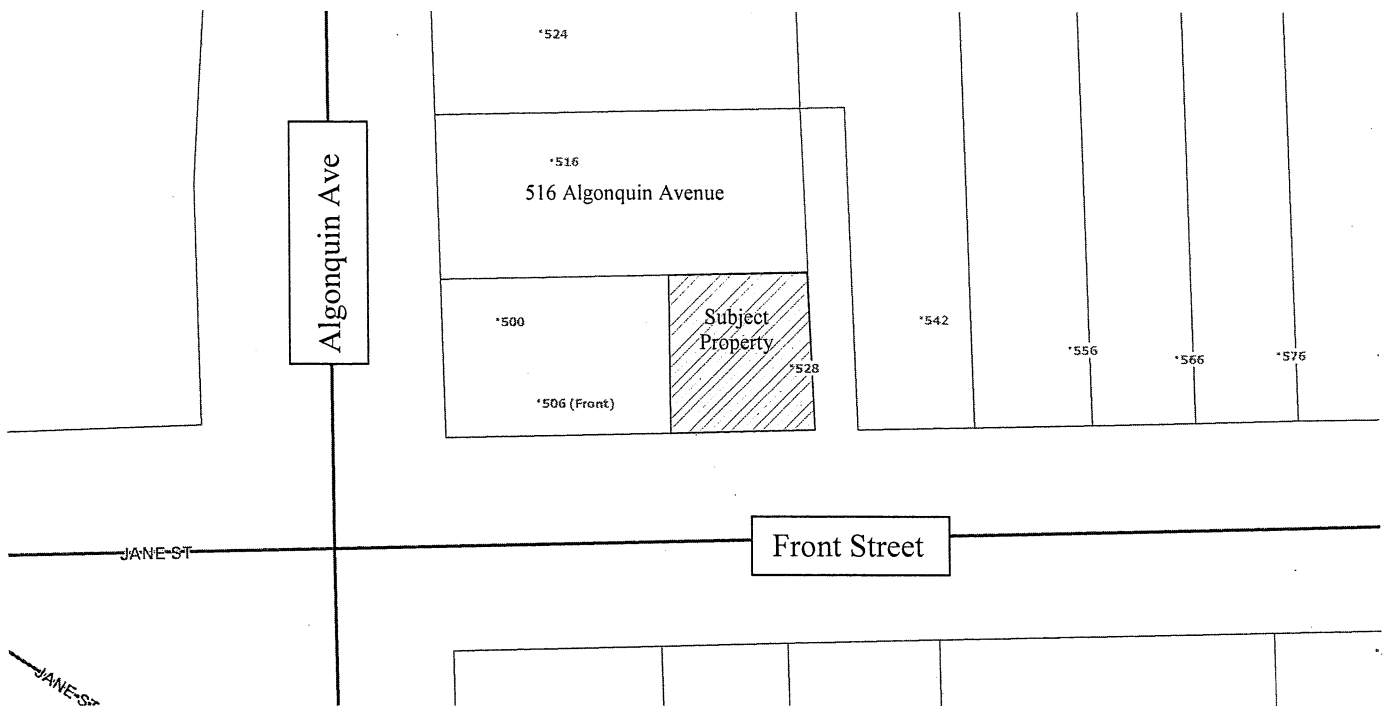
Site Information

Legal Description: Part of Lot 1, Plan 46, Part 1, Reference Plan No. 36R8713, PIN 49156-0468 (LT) in the City of North Bay, District of Nipissing.

Site Description: The subject property is located near the intersection of Front Street and Algonquin Avenue. The property is developed with a two storey single detached dwelling and shed.

The property has an existing lot area of 210 square metres (2,260.4 square feet) and lot frontage of 13.8 metres (45.3 feet).

The subject property is presently zoned "Neighbourhood Commercial (C5)" under Zoning By-law 28-80 and is considered legal non-conforming and legal non-complying. It is designated "Residential" under the Official Plan.



Surrounding Land Uses

The surrounding area is comprised mostly of low density residential dwellings with some small scale commercial development nearby. École Secondaire Catholique Algonquin is located to the west of the subject property.

North: Residential

South: Residential and Commercial

East: Residential

West: Institutional (École Secondaire Catholique Algonquin)

Proposal

Richard and Laura Gushulak have submitted a Zoning By-law Amendment Application to rezone the subject property from a "Neighbourhood Commercial (C5)" zone to a "Residential Third Density (R3)" zone.

The subject property is presently considered to be legal non-complying and legal non-conforming as it does not meet the regulations of the Zoning By-law 28-80. The proposed "Residential Third Density (R3)" zoning would better reflect the existing use of the property.

Concurrent Minor Variance and Consent to Sever Applications were submitted for the property located at 516 Algonquin Avenue, which abuts the subject lands to the North. The rear portion of 516 Algonquin Avenue is being severed and transferred to the subject property. This will add 210.4 square metres (2,264.7 square feet) to the property and allow it to meet the regulations of Zoning By-law

28-80. These applications were approved by the Committee of Adjustment on April 30, 2013.

The Applicant requested that the application be processed pursuant to Council Resolution No. 2001-706. The "Statutory Planning Process" allows applications that meet the criteria contained in Resolution 2001-706 to proceed directly to City Council. The statutory public meeting as required by the Planning Act is held and the By-laws go forward to the next regular Council meeting to be read three (3) times and passed.

Council Resolution No. 2001-706 authorizes Planning Services staff to implement this process for applications to amend the Zoning By-Law which:

- i) are considered 'downzoning' where the principal of use is established and the proposed rezoning will result in a less intense use of the property;
- ii) will recognize an existing legal non-conforming use;
- iii) rezone property from a "Residential Holding (RH)" zone to a low density residential zone (R1, R2, R3 or R5); and
- iv) other minor rezoning under the Planning Act.

This application meets the aforementioned criteria in that it is considered a 'downzoning' or minor rezoning as the proposed end use will be of a lesser density than what is currently permitted.

Provincial Policy Statement (PPS 2005)

The application has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

Planning Staff is of the opinion there are no matters relevant to the Provincial Policy Statement (PPS 2005) with regards to this application.

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation

/infrastructure, environment, and aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario.

Planning Staff is of the opinion there are no matters relevant to the GPNO 2011 to be considered as a result of the proposed applications.

Official Plan

The City of North Bay obtained approval from the Ministry of Municipal Affairs and Housing for our new Official Plan which came into effect on January 6, 2012. Any applications received on or after this date are to be reviewed under the policies of the new Official Plan. This application was accepted as a complete application on April 18th, 2013. The new Official Plan sets out broad policy direction for development within the settlement area (Urban Area).

Section 5.1.1.1 of the Official Plan states that "*The Comprehensive Zoning By-law and any future amendments to the Comprehensive Zoning By-law shall be consistent with the intent of this Plan...*" As discussed above, the subject property is designated "Residential" under the City of North Bay's Official Plan. The lot is currently developed with a single detached residential dwelling, which is consistent with the intent of the Official Plan. The proposed rezoning will bring the property into conformity with the Official Plan and reflect the existing use of the lot.

It is the opinion of Planning Services Staff the requested Zoning By-law Amendment to reflect the existing residential use of the property will allow it to better meet the intent of the City of North Bay's Official Plan.

Zoning By-Law No. 28-80

The subject property is currently zoned "Neighbourhood Commercial (C5)" through the City of North Bay's Zoning By-law 28-80.

The following uses are permitted within the "Neighbourhood Commercial (C5)" zone:

- convenience stores;
- day nursery;
- dry cleaning depots;
- local retail stores;
- personal service establishments;
- professional offices & business offices; and
- restaurants.

The proposed Zoning By-law Amendment to a "Residential Third Density (R3)" zone permits the following uses:

- single detached dwelling unit (min frontage of 13.7m);
- semi-detached dwelling units (min. frontage of 9m/dwelling unit);
- duplex dwellings (min. frontage of 18m);
- group home type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The subject property is legal non-conforming as the single detached dwelling currently located on the property is not a permitted use in a "Neighbourhood Commercial (C5)" zone. The proposed rezoning to "Residential Third Density (R3)" will reflect the existing use of the property. This residential use is compatible with the surrounding neighbourhood.

The subject property is also legal non-complying and does not currently meet the requirements for lot area and rear yard setback for single detached dwellings in a "Residential Third Density (R3)" zone. A concurrent Consent to Sever Application has been submitted for the abutting property located at 516 Algonquin Avenue. As a result of the severance, the rear portion of 516 Algonquin Avenue will be transferred to the subject property, allowing it to meet all requirements. A Minor Variance Application has also been submitted to recognize the minor deficiencies that will exist at 516 Algonquin Avenue as a result of the severance; however, Planning Staff are of the opinion that this represents an overall improvement to the existing situation.

It is Planning Staff's opinion the proposed Zoning By-law Amendment Application would bring the property into closer conformity with Zoning By-law 28-80 and be an improvement of the existing situation.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and agencies that may have an interest in the application.

No additional comments were provided by municipal departments and agencies beyond those received in regards to the concurrent Minor Variance and Consent to Sever Applications submitted for the abutting property, 516 Algonquin Avenue. In these comments, North Bay Hydro identified a sentinel light that will be affected by the transfer of the severed portion of 516 Algonquin Avenue to the subject property. The property owners have been made aware of the situation. No other concerns were identified.

No correspondence was received from members of the public.

OPTIONS/ANALYSIS

Option 1:

That the proposed Zoning By-law Amendment Application by Richard and Laura Gushulak, 528 Front Street in the City of North Bay to rezone the property legally described as Part of Lot 1, Plan 46, Part 1, Reference Plan No. 36R8713, PIN 49156-0468 (LT) from a "Neighbourhood Commercial (C5)" zone to a "Residential Third Density (R3)" zone, be approved.

And that the application be processed under the "Statutory Planning Process" pursuant to Council Resolution No. 2001-706 and therefore the By-law be read three times and passed at the next regular council meeting where the notice requirements have been met under the Planning Act.

Option 2:

To not approve the proposed Zoning By-law Amendment. This option is not recommended as it is Planning Staff's opinion the proposal represents good planning.

SUMMARY

Option 1 is the recommended option.

The subject property is currently legal non-conforming and legal non-complying. The proposed "Residential Third Density (R3)" zone would better reflect both the Official Plan designation as well as the existing use of the property. Combined with the concurrent Consent to Sever Application and Minor Variance applications to increase the lot area of the subject property, the proposed Zoning By-law Amendment represents an overall improvement of the existing situation. The application will not result in any new development or change of use of the property.

It is my professional opinion the proposed Zoning By-law Amendment is in conformity with the Official Plan and the end use is consistent with Provincial Policy, as set out by the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005).

Respectfully submitted,



Peter Carello
Senior Planner, Current Operations

PC/dlb

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attach. Schedule A

We concur with this report and recommendations.



Beverley Hillier, MCIP, RPP
Manager, Planning Services



Peter Chirico
Managing Director, Community Services



Jerry D. Knox
Chief Administrative Officer

PC

Personnel designated for continuance: Senior Planner, Current Operations

SCHEDULE A

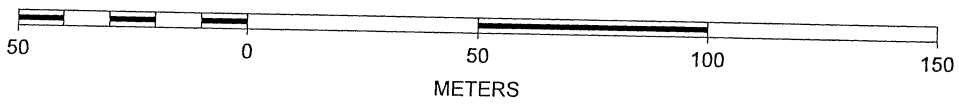
Ecole Secondaire
Catholique Algonquin



Subject Property



SCALE 1 : 1,651



CS-2013-17

Draft Recommendation:

- "That a) the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. to rezone certain lands legally described as Concession B, Part of Lot 18 W/F, Bain Drive, Airport Road and Golf Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone (RM2 Sp.)" as shown on Schedule "A" attached hereto, be approved; and
- b) the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 50 to 63, Lots 33 to 38 and Blocks 64 and 75, Freehold Condominium Units 1 to 39 and Vacant Land Condominium Units 1 to 32 and 39 to 51 as shown on the Draft Plan prepared by Rick Miller, OLS, dated May 14, 2013 attached hereto as Schedule "B", and changes to the Conditions of Approval of the Subdivision and Condominium, be approved."

INTER OFFICE

MEMO

**City of North Bay
Planning Services**


To: Cathy Conrad, City Clerk
From: Peter Carello - Senior Planner, Current Operations
Subject: Resolution No. 1 - Planning Advisory Committee
Date: May 16, 2013

Quoted below is Resolution No. 1 passed at the regular meeting of the Planning Advisory Committee held on Wednesday May 15, 2013:

Resolution No. 1

"That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. to rezone certain lands legally described as Concession B, Part of Lot 18 W/F, Bain Drive, Airport Road and Golf Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone (RM2 Sp.)" as shown on Schedule "A" attached hereto, be approved; and
- 2) That the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 50 to 63, Lots 33 to 38 and Blocks 64 and 75, Freehold Condominium Units 1 to 39 and Vacant Land Condominium Units 1 to 32 and 39 to 51 as shown on the Draft Plan prepared by Rick Miller, OLS, dated May 14, 2013 attached hereto as Schedule "B", and changes to the Conditions of Approval of the Subdivision and Condominium, be approved."

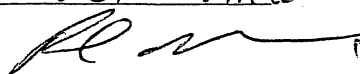


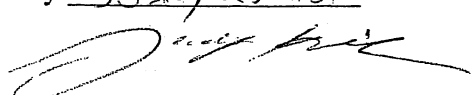
Peter Carello
Senior Planner, Current Operations
Secretary-Treasurer, Planning Advisory Committee

North Bay Planning Advisory Committee

Resolution No. 1

Date: May 15, 2013

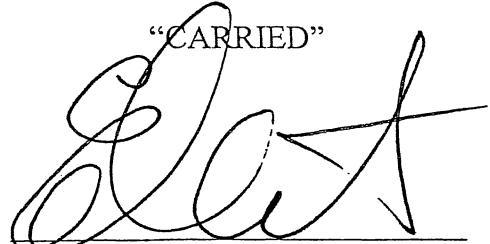
Moved By: Paul Walker


Seconded By: Buddy Kozlowski


“That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. to rezone certain lands legally described as Concession B, Part of Lot 18 W/F, Bain Drive, Airport Road and Golf Club Road in the City of North Bay from a “Residential Third Density (R3)” zone to a “Residential Multiple Second Density Special Zone (RM2 Sp.)” as shown on Schedule “A” attached hereto, be approved; and
- 2) That the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 50 to 63, Lots 33 to 38 and Blocks 64 and 75, Freehold Condominium Units 1 to 39 and Vacant Land Condominium Units 1 to 32 and 39 to 51 as shown on the Draft Plan prepared by Rick Miller, OLS, dated May 14, 2013 attached hereto as Schedule “B”, and changes to the Conditions of Approval of the Subdivision and Condominium, be approved.”

“CARRIED”


Chair

INTER OFFICE

MEMO

City of North Bay

To: Chair and Members, Planning Advisory Committee

From: Peter Carello - Senior Planner, Current Operations

Subject: Proposed Zoning By-Law Amendment and Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. & 2142727 Ontario Inc. – Highland Woods in the City of North Bay

Date: May 14, 2013

Recommendation

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. to rezone certain lands legally described as Concession B, Part of Lot 18 W/F, Bain Drive, Airport Road and Golf Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone (RM2 Sp.)" as shown on Schedule "A" attached hereto, BE APPROVED; and
- 2) That the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of 899430 Ontario Inc. and 2142727 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 50 to 63, Lots 33 to 38 and Blocks 64 and 75, Freehold Condominium Units 1 to 39 and Vacant Land Condominium Units 1 to 32 and 39 to 51 as shown on the Draft Plan prepared by Rick Miller, OLS, dated May 14, 2013 attached hereto as Schedule "B", and changes to the Conditions of Approval of the Subdivision and Condominium, be approved.

Site

The subject property is located along Airport Road and Golf Club Road (see Schedule "A" attached). The site has a frontage of 221.87 meters (727.92 feet) and an area of 9.79 hectares (24.22 acres). The property is surrounded by residential properties on the south, east and west sides. To the north of the subject lands is the North Bay Golf & Country Club and at the intersection of Airport Road and Golf Club Road there is a church and a small neighbourhood commercial establishment.

Proposal

City Council approved the original zoning by-law amendment on the subject lands on December 1st, 2008 (Resolution #2008-227). The Plan of Condominium and Plan of Subdivision were given Draft Approval by City Council on February 2nd, 2009. A redline amendment to the draft approved Plan of Condominium and Plan of Subdivision was finalized in 2010. A second redline amendment to the draft approved Plan of Condominium is now being sought as part of this application, in addition to the proposed zoning by-law amendment.

The purpose of the proposed Zoning By-law Amendment and proposed Redline Amendment to the Draft Approved Plan of Condominium comes as a result of requested changes by the owner to the Draft Approved Plans as follows:

- 1) A change to the zoning on a portion of the subject lands in the south east corner from the existing "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone (RM2 Sp.)", as shown on Schedule 'A' attached hereto;
- 2) A redline amendment to the Draft Approved Plan of Condominium to change the land use in this same area from Single Detached Dwellings to Townhouses, being new Condominium Units that will be located in Block 65, as shown on Schedule 'B' attached hereto;
- 3) A redline amendment to the Draft Approved Plan of Condominium to change the number of proposed Townhouse Units from 33 to 39, as shown on Schedule 'B' attached hereto;
- 4) A redline amendment to the Draft Approved Plan of Condominium to change the number of proposed vacant land condominiums units from 60 to 45, as shown on Schedule 'B' attached hereto.
- 5) A redline amendment to the Draft Approved Plan of Subdivision to change the number of dwelling units in freehold ownership from 11 to 20; and
- 6) A redline amendment to the Conditions of Draft Approval for the Draft Approved Plan of Condominium recommended by staff to address these amendments to the Draft Plan.

The net result of these proposed changes to the Draft Approved Plan of Condominium is demonstrated as follows:

	Current Approval	Redline Amendment	Difference
Condominium Townhouse Units	33	39	+6
Vacant Land Condominium units	60	45	-15
Subdivision Dwellings Lots	11	20	+9
Total Lots / Units	108	108	Nil

The Highland Woods Development has been under construction since 2010. Nine (9) previously approved townhouse-style condominium units have been built and sold since 2011 and the applicants wish to capitalize on the popularity of this form of housing by changing the type of housing unit currently proposed on Blocks 65 being single detached dwellings to these townhouse-style condominium units and the single detached dwellings vacant land condominiums proposed on Lots 33 to 38 to 2 unit townhouse style condominium units (i.e. semi-detached dwellings).

The special component of the proposed rezoning would reduce the required front yard setback from 6m to 4.5m to allow for an increased buffer to Airport Road.

Provincial Policy

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process.

The GPNO 2011 is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples. This Plan is primarily an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Province or incorporated into the Official Plan.

The Plan has been reviewed in its entirety and, in my professional opinion, the proposed Zoning By-law amendment and concurrent redline amendment to the Draft Approved Plan of Condominium is consistent with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

The proposed Zoning By-law Amendment and Redline Amendment to the Draft Approved Plan of Condominium has been reviewed in the context of the Provincial Policy Statement 2005 (PPS).

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 1.0 of the PPS, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

The subject property has access to existing municipal services as encouraged by Sections 1.6.2 and 1.6.4.2 of the PPS. The property is surrounded by various forms of low density residential development. As such the proposed rezoning, redline amendment and subsequent development will maintain the existing character of the neighbourhood.

The majority of the subject lands are located within the 30 Noise Exposure Forecast (NEF) contour of the North Bay Jack Garland Airport. Section 1.6.7.2 of the PPS 2005 states that:

“Airports shall be protected from incompatible land uses and development by:

- a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP, as set out on maps (as revised from time to time) that have been reviewed by Transport Canada;*
- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and*
- c) discouraging land uses which may cause a potential aviation.”*

The proposal is consistent with the PPS as it results in the development of an existing property (infill opportunity). The property is located in the urban area and the scale and form of development was previously approved by Council. In my professional opinion, the change from single detached

dwelling to townhouse condominiums will not affect the long-term operation of the airport. The Conditions of Draft Approval for both the Draft Approved Plan of Condominium and Plan of Subdivision include a condition regarding potential airport noise and the owner will be required to implement acoustic measures into the design of any proposed single detached dwelling or townhouse unit.

In reviewing the proposed Zoning By-law amendment and Redline Amendment to the Draft Approved Plan of Condominium, I am of the professional opinion that the end use is consistent with Provincial Policy as outlined in the Provincial Policy Statement (PPS 2005).

Official Plan

The subject property is designated "Restricted Residential" in the City of North Bay's Official Plan.

Section 4.11.2 of the Official Plan states that: *"In addition to conforming with all other requirements of this Plan, the developer of any residential unit within the Restricted Residential designation shall be made aware of the airport noise problem. The developer shall inform, in writing, all purchasers and subsequent owners of residential unit that the property in question is in an area where possible airport noise problems may exist, or develop. In addition, the construction of any residence, school, library, church, theatre, auditorium, hospital, nursing home, recreational building, camping or picnic area, shall conform to the Acoustic Design Criteria set out in the Provincial Policy entitled "Land Use Policy near Airports" Federal Guideline entitled "Aviation: Land Use in the Vicinity of Airports".*

The Conditions of Draft Approval for both the Draft Approved Plan of Condominium and Plan of Subdivision include a condition regarding potential airport noise and acoustic design criteria. With this condition in place, it is my professional opinion that the general intent of the Official Plan is being maintained and that the proposed amendment is in conformity with the Plan.

Zoning By-law No. 28-80

The subject lands are currently zoned "Residential Third Density (R3)", which permits the following uses:

- Single Detached Dwelling (minimum frontage 13.7 m)
- Duplex Dwelling
- Semi-Detached dwelling
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

The Applicant is proposing to rezone the subject lands to a "Residential Multiple Second Density Special Zone (RM2 Sp.)" zone which would permit the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Double Duplex
- Maisonette Dwelling
- Townhouses

- Boarding or rooming house or Group home type 1
- Multiple Dwellings
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

The proposed Special component of the Zoning By-law Amendment would reduce the required front yard setback from 6m to 4.5m to increase the buffer to Airport Road.

The proposed Zoning By-law Amendment and Redline Amendment to the Draft Approved Plan of Condominium comes as a result of requested changes by the Owner to the phasing and type of construction proposed.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and other agencies that may have an interest in this matter.

In terms of the correspondence received, the Ministry of Transportation, North Bay-Mattawa Conservation Authority, Chief Fire Prevention Officer, Secretary-Treasurer of the Municipal Heritage Committee, the Economic Development Department, Chief Building Official and the Director of Parks, Recreation, and Leisure Services offered no objections to the proposal.

The Engineering Department offered the following: *“Engineering Services has reviewed the proposed zoning by-law amendment and redline amendment and would advise that we have no objections and no issues from Engineering other than we will require a revised grading plan for these locations.”*

As a result of the circulation, one (1) letter was received and one (1) area resident attended the public meeting of the Planning Advisory Committee (PAC) which was held on August 30th, 2012. Both property owners were requesting clarification regarding the development, traffic on the unfinished roads, the drainage course on Block 76, and the timing and phasing of development.

The concerns were addressed by Planning Services staff with both property owners. Staff had a discussion with each regarding the purpose of the drainage easement (storm water management), and the timing to have the roads paved and the development to proceed. Both property owners have indicated that they are satisfied and that their concerns have been adequately addressed by staff and by the developer.

No other correspondence was received with regard to this application.


Summary

In summary, the property is designated “Restricted Residential” in the City’s Official Plan and the proposed zoning by-law amendment is compatible and in character with the existing residential uses in the surrounding area. Most of the property is located within the 30 Noise Exposure Forecast (NEF) contour of the North Bay Jack Garland Airport, however, these infill residential uses are located within the urban settlement area and within the built-up urban area. This development should have no impact on the long-term function of the airport. A notice will be placed on-title advising that the subject lands are within proximity to the airport and the owner will be required to implement acoustic

measures into the design of any proposed single detached dwelling or townhouse unit.

The request to create a "Residential Multiple Second Density Special Zone (RM2 Sp.)" would result in six townhouse units having a front yard setback of 4.5 metres. This would shift the units further from Airport Road and closer to Mapleridge Drive. Given the volume of traffic on Airport Road, Planning Staff believe it is appropriate to maximize this buffer.

In reviewing the proposal it is my professional opinion that the general intent of the Official Plan and Zoning By-law are being maintained and that the end use is consistent with Provincial Policy.




Peter Carello
Senior Planner, Current Operations

W:\PLAN\RMS\D14\2012\HIGHLVAIRPORTR\0003-RTC-#831.doc

attach.

I concur with the recommendations contained in this report.


Beverley Hillier, MCIP, RPP
Manager, Planning Services

City of North Bay
File No. 48T-08106

APPENDIX "A" - PLAN OF SUBDIVISION – LOTS 33 TO 38 AND 50 TO 63

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-08106, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated dated May 14, 2013 including twenty (20) residential lots and one (1) block for parkland purposes identified as Lots 50 to 63 and Lots 33 to 38 and on the attached Schedule "B". |
| 3) | That prior to signing the Final Plan by the Municipality, the proposed subdivision conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs and for the construction of model homes. |
| 5) | That the road allowance included in this Draft Plan shall be dedicated as public highways. |
| 6) | That all streets on the Plan of Subdivision be named to the satisfaction of the City of North Bay. |
| 7) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 8) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage prior to final approval. |
| 9) | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the |

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- Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;
- b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
 - d) The Owner agrees to pay a Stormwater Management fee of \$2,200 per lot as recommended in the Watson Report.
- 10) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
- 11) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street extension to Pearce Street will be required with the first phase of development. The subdivision agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of development, prior to final approval.
- 12) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
- 13) That the owner shall construct, at the owners expense, a sidewalk, to municipal standards, along the front of Lots 59 & 60 on Bain Drive and along the north east side of Lot 75 in a location approved by the City Engineer.
- 14) That the Subdivision Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
- a) All residential building lots located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b) The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop
 - c) The owner shall be required to provide a detailed specifications for noise attenuation related to the development
- 15) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, including Block 75 as shown on the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated dated May 14, 2013.

- 16) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 17) That the Subdivision Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) The subdivision agreement for the subject subdivision application shall include a statement informing the first purchaser of a lot within the subject Plan of Subdivision that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 20) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

1. We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension

of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

4. The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.

City of North Bay
File No. 48CDM-08102

APPENDIX "B" - FREEHOLD CONDOMINIUM UNITS 1 TO 39

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-08102 are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board (OMB) issued in respect of the appeal or from the date of a notice issued by the OMB under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated May 14, 2013, identified as Units 1 to 39 & parts marked "Common Element" on Schedule "B" attached hereto. |
| 3) | That prior to the signing of the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs, and for the construction of model homes. |
| 5) | That the road allowances included in this Draft Plan shall be dedicated as public highways. |
| 6) | That all streets in the Plan of Condominium and abutting Municipal roads, where Units front on them, be named to the satisfaction of the City of North Bay. |
| 7) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 8) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 9) | That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the |

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- Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;
- b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
 - d) The Owner agrees to pay a Stormwater Management fee of \$2,200 per unit as recommended in the Watson Report.
- 10) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
 - 11) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street extension to Pearce Street will be required with the first phase of development. The Condominium agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of the development, prior to final approval.
 - 12) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development of a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
 - 13) That the owner shall construct, at the owners expense, a sidewalk, to municipal standards, along the frontage of all units on Bain Drive in a location approved by the City Engineer.
 - 14) That the Condominium Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
 - a) All residential buildings located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b) The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop;
 - c) The owner shall be required to provide a detailed specifications for noise attenuation related to the development.
 - 15) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes.
 - 16) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.

- 17) That the Condominium Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) The Condominium agreement for the subject Condominium application shall include a statement informing the first purchaser of a unit within the Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 20) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

1. We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.
4. The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this

office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.

City of North Bay
File No. 48CDM-08102

APPENDIX "C" - VACANT LAND CONDOMINIUM - UNITS 1 TO 32 AND 39 TO 51

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-08102, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Plan of Condominium prepared by R.D. Miller, OLS dated May 14, 2013 including forty-five (45) residential vacant land condominium units. |
| 3) | That all streets in the Plan of Condominium, and abutting Municipal roads with units fronting on them, be named to the satisfaction of the City of North Bay. |
| 4) | That no removal of trees be undertaken prior to final approval except; within the proposed road allowance and for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs, and for the construction of model homes. |
| 5) | That prior to signing the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 6) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 7) | That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. |
| 8) | That the Condominium Agreement between the Owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction; |

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- b. The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and
 - c. Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
 - d. The Owner agrees to pay a Stormwater Management fee per lot/unit as recommended in the Watson Report if stormwater management is not done on site.
- 9) That the Condominium Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
- a. All residential building lots located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b. The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop
 - c. The owner shall be required to provide a detailed specifications for noise attenuation related to the development
- 10) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street Extension to Pearce Street will be required with the first phase of development. The Condominium agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of development, prior to final approval.
- 11) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
- 12) That the owner agrees to construct at the Owner's expense, a new driveway for the existing privately owned residence at 802 Airport Road.
- 13) That the owner (developer) agrees to construct, at the developer's expense, both water and sewer connections to each dwelling located at 815 and 823 Golf Club Road prior to any final approval.
- 14) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu or combination thereof to the Municipality for park or other public recreational purposes.
- 15) That the owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.

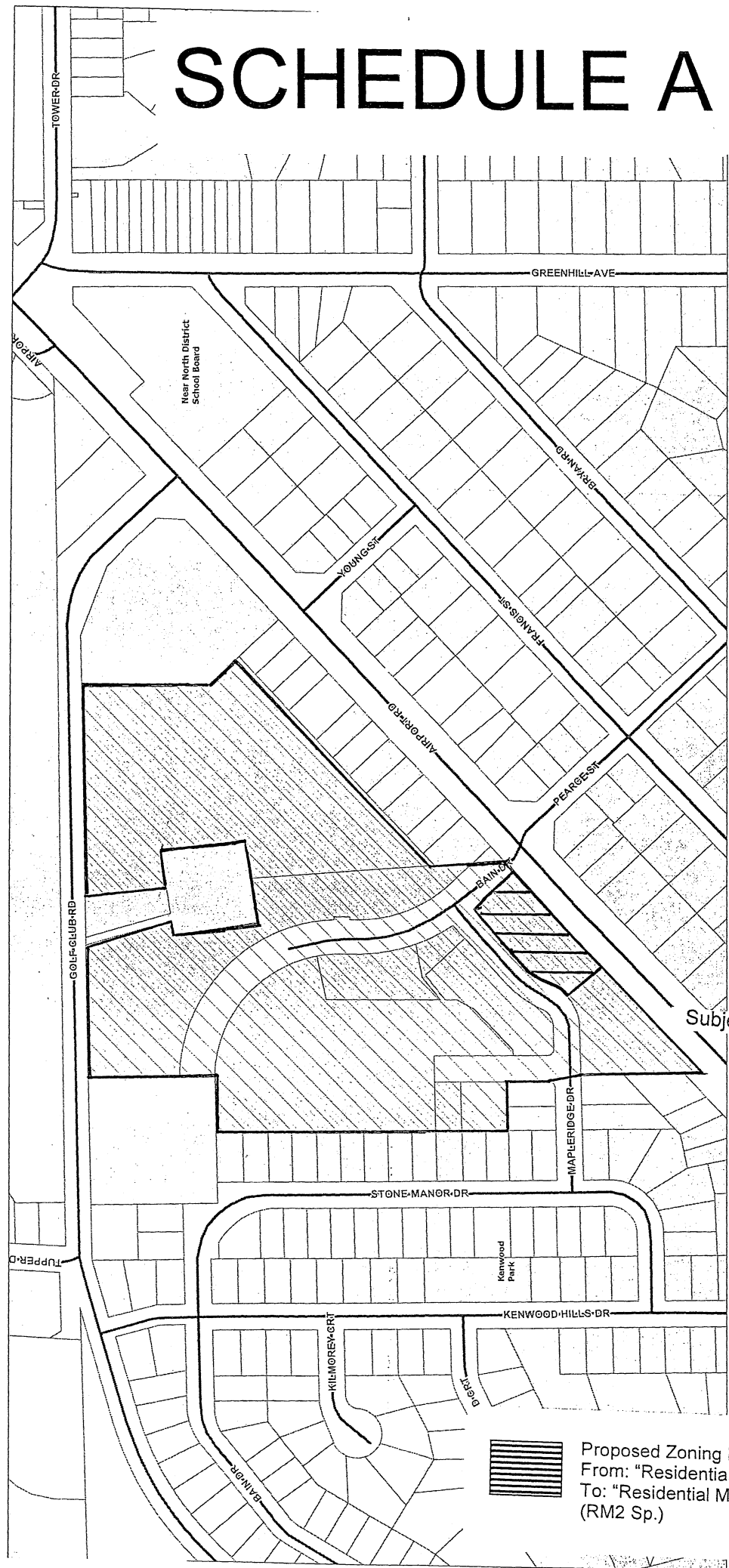
- 16) That the Condominium Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 17) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 18) The condominium agreement for the subject condominium shall include a statement informing the first purchaser of a unit/lot within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 19) That the Vacant Land Condominium Agreement require that the total financial security necessary to complete all sewer, water, road and stormwater services be deposited with the City of North Bay prior to Final Approval of any phase pursuant to Council Resolution 2008-516.

NOTES

- 1) We suggest you make yourself aware of the following:
 - a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
- 2) The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
- 3) The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

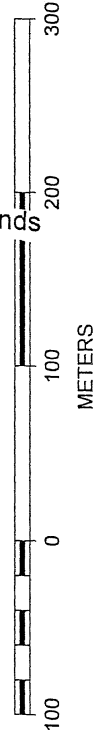
- 4) The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property; as well as alterations to the shoreline within the limits of the property.

SCHEDULE A



Subject Lands

SCALE 1 : 4,372



Proposed Zoning By-law Amendment
From: "Residential Third Density (R3)"
To: "Residential Multiple Second Density Special Zoning (RM2 Sp.)"

REGULATORY AMENDMENT TO
 DRAFT PLAN OF CONDOMINIUM AND OF SUBDIVISION OF
 PART OF LOT 18 CONCESSION 'B'
 TOWNSHIP OF WIDDIFIELD
 NOW IN THE
 CITY OF NORTH BAY
 DISTRICT OF NIPISSING
 Miller & Urso Surveying Inc

SCALE 1 : 1000
 0m 25m 50m 75m

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

BEARING NOTE:
 BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE WEST
 LIMIT OF LOTS 18 TO 31 AS SHOWN ON REGISTERED PLAN 304-561,
 WITH A BEARING OF N0°00'00" W.

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO FILING OF THIS DRAFT
 PLAN FOR DRAFT APPROVAL.
 NORTH BAY, ONTARIO

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO FILING OF THIS DRAFT
 PLAN FOR DRAFT APPROVAL.
 NORTH BAY, ONTARIO
 KENNETH JACKSON - SECRETARY/TREASURER
 859490 ONTARIO INC. REGISTERED OWNER OF
 PH 4913-0243 (L7)

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO FILING OF THIS DRAFT
 PLAN FOR DRAFT APPROVAL.
 NORTH BAY, ONTARIO
 BRUCE KNACK - PRESIDENT
 214723 ONTARIO INC.
 REGISTERED OWNER OF
 PH 4913-0572 (L7)
 PH 4913-0571 (L7)
 PH 4913-0570 (L7)
 PH 4913-0569 (L7)
 PH 4913-0568 (L7)
 PH 4913-0567 (L7)
 PH 4913-0566 (L7)
 PH 4913-0565 (L7)
 PH 4913-0564 (L7)
 PH 4913-0563 (L7)
 PH 4913-0562 (L7)
 PH 4913-0561 (L7)

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO FILING OF THIS DRAFT
 PLAN FOR DRAFT APPROVAL.
 NORTH BAY, ONTARIO
 BRUCE KNACK
 HIGHLAND HOMES DEVELOPMENTS INC.
 REGISTERED OWNER OF
 PH 4913-0561 (L7)
 PH 4913-0562 (L7)
 PH 4913-0563 (L7)
 PH 4913-0564 (L7)
 PH 4913-0565 (L7)
 PH 4913-0566 (L7)
 PH 4913-0567 (L7)
 PH 4913-0568 (L7)
 PH 4913-0569 (L7)
 PH 4913-0570 (L7)
 PH 4913-0571 (L7)
 PH 4913-0572 (L7)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SQUARES OF THE LAND
 TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
 ADJOINING LANDS ARE CORRECTLY SHOWN.
 NORTH BAY, ONTARIO

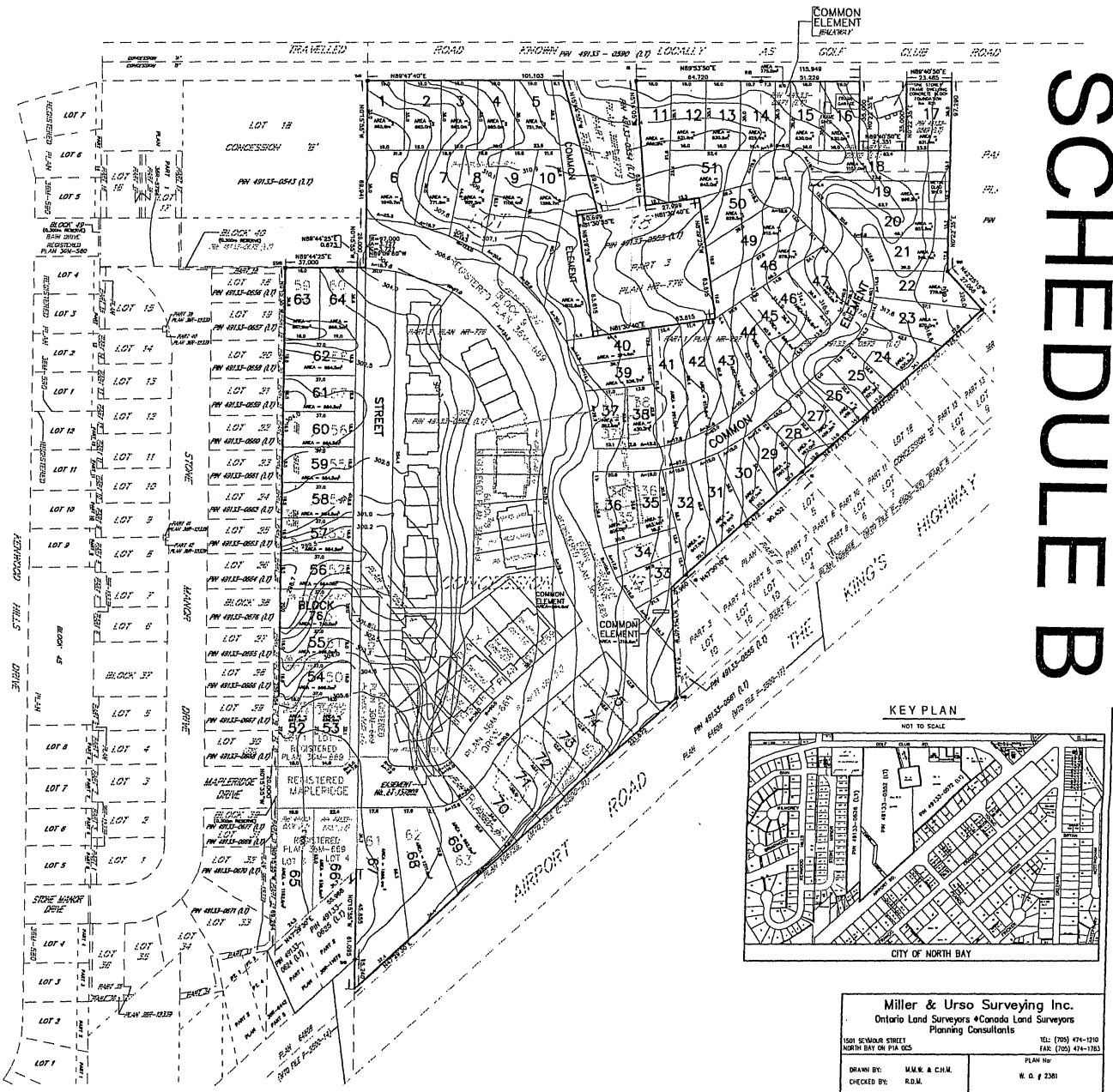
R. D. MILLER
 ONTARIO LAND SURVEYOR
 METER & MILD SURVING INC.
 ONTARIO LAND SURVEYORS

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
 OF THE ONTARIO PLANNING ACT**

- THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED ARE AS CERTIFIED ON THE FACE OF THE PLAN
- LOCATION, NOTICES AND NAMES OF PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAN
- A KEY PLAN IS SHOWN ON THE FACE OF THE PLAN
- THE PURPOSES FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS
- THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
 NORTH - RESIDENTIAL
 EAST - RESIDENTIAL
 SOUTH - RESIDENTIAL
 WEST - RESIDENTIAL
- THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE AS SHOWN ON THE FACE OF THE PLAN
- NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE FACE OF THE PLAN
- WATER SHALL BE SUPPLIED THROUGH MUNICIPAL SERVICES
- THE NATURE AND POROSITY OF THE SOIL IS Silt, Sand and BEDROCK
- A 1 METRE CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
- THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
 EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
 MUNICIPAL SERVICES - ROAD MAINTENANCE, SNOW REMOVAL, SCHOOL BUSHING, GARBAGE, RECYCLING,
 WATER, SANITARY TRASH
 PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET, GAS
- THE EASEMENTS OR COVENANTS AFFECTING THIS PROPERTY ARE:
 EASEMENT AND AGREEMENT UNDER PH 304-561, EASEMENT NO. 253954, EASEMENT NO. 253955, EASEMENT NO. 253956,
 EASEMENT NO. 253957, EASEMENT NO. 253958

LAND USE ANALYSIS

UNITS/LOT-SIZES	INTENDED USE	NUMBER OF UNITS	AREA (HECTARES)
LOT 1 TO 4, REGISTERED PLAN 304-558	ZONED R1 - SUBDIVISION	4	2,340.8
LOT 5 AND 6, REGISTERED PLAN 304-560	ZONED R2	1613	2,644.2
LOT 7 AND 8, REGISTERED PLAN 304-562	OPEN SPACE	2	0,545.1
LOT 9, REGISTERED PLAN 304-563	PARK	1	0,200.0
MAPLE RIDGE DRIVE, ROAD FRONTAGE, REGISTERED PLAN 304-565	STREETS	1	0,185.0
LOT 1 TO 17	ZONED R3	3643	2,982.1437
LOT 18 TO 21 AND 24 TO 27	ZONED R1	7	0,430.0
LOT 28 TO 31	ZONED R2 - SUBDIVISION	3511	1,004.17742
RECREATIONAL MULTIPLE DENSITY	ZONED R2	2521	1,604.11497
RECREATIONAL DENSITY	ZONED R2	6	0,474.4
RECREATIONAL DENSITY	PARK	1	0,200.0
COMMON ELEMENT			0,030.0
STREETS			1,328.81251
TOTALS			0,6572



SCHEDULE B

Miller & Urso Surveying Inc.
 Ontario Land Surveyors • Canada Land Surveyors
 Planning Consultants
 1501 SCHEWEN STREET
 NORTH BAY ON P1A 0S5
 TEL: (705) 474-1700
 FAX: (705) 474-1703
 PLAN No.
 DRAWN BY: M.W. & C.H.M.
 CHECKED BY: R.D.M.
 N.O. # 2381

ENGINEERING & WORKS COMMITTEE

Monday, June 17, 2013

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Chairperson: Councillor Vrebosch
Vice-Chair: Councillor Koziol
Member: Councillor Campbell
Ex-Officio: Mayor McDonald

EW-2010-03 Report from A. Korell/J. Houston dated March 26, 2010 re
Kate Pace Way west end bike route connection between
Memorial Drive and Gormanville Road
(R05/2010/KPWTR/WESTENDR).

GENERAL GOVERNMENT COMMITTEE

Monday, June 17, 2013

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Chairperson: Councillor Lawlor
Vice-Chair: Councillor Anthony
Members: Councillors Bain, Maroosis
Ex-Officio: Mayor McDonald

- GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).
- GG-2013-03 Report from Christina Murphy dated January 7, 2013 re *Provincial Offences Act* – Conflict of Interest Policy (P16/2013/POA/COIPOLCY).
- GG-2013-06 Report from Christina Murphy dated March 8, 2013 re Smoking By-Law, Restaurant and Bar Patio Amendment (C00/2013/BYLAW/SMOKING).
- GG-2013-07 Report from Paul Valenti dated May 10, 2013 re Purchasing By-Law (C00/2013/BYLAW/PURCHASE).

ITEMS REFERRED BY COUNCIL FOR A REPORT

<u>DATE</u>	<u>ITEM</u>
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings (due September 2005) .
September 21, 2009	Review, update and consolidation of Noise By-Law (due June 30, 2010) .
May 3, 2010	Track the net financial benefits created through increased assessment as a result of the Airport Industrial Community Improvement Plan sites being developed.
January 24, 2011	Comprehensive review of City owned Lake Nipissing accesses.
July 4, 2011	Comprehensive Status Report relating to BCIP (due July 2014) .
August 15, 2011	Effectiveness of the Residential Rental Housing By-Law (due May 2013) .
July 16, 2012	Review of water and sewage rates for the dispensing facility on Patton Road (due March 2013) .