## BY-LAW NO. 15-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS EAST OF WALLACE ROAD FROM "RESIDENTIAL HOLDING (R.H.)" TO "RESIDENTIAL FIRST DENSITY (R.1)", "RESIDENTIAL THIRD DENSITY (R.3)", "RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL NO. 50 (RM.2 SP.50)"," RESIDENTIAL MULTIPLE FOURTH DENSITY (RM.4)", "DISTRICT COMMERCIAL (C.4)" and "OPEN SPACE (0)" (MILLFORD DEVELOPMENT LIMITED -LAKEVIEW PARK SUBDIVISION)

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 prepared Official Plan Amendment No. <u>63</u> to redesignate certain lands along Wallace Road from "Residential" to "District Commercial";

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 Schedules "B-45", "B-53" and "B-54" of the 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) Schedules "B-45", "B-53" and "B-54" of By-law No. 28-80 are amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Part of Lot 16, Concession D) being lands located east of Wallace Road and shown on Schedule "B" attached hereto and forming part hereof from a "Residential Holding (RH)" zone to a "Residential First Density (R.1)" zone, a "Residential Third Density (R.3)" zone, a "Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" (see Schedule "C" attached), a "Residential Multiple Fourth Density (RM.4)" zone, a "District Commercial (C.4)" zone and an "Open Space (0)" zone.
- 2) Section 11 of By-law No. 28-80 is further amended by inserting at the end thereof the following Section 11.2.50:

"11.2.50 Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)

- 11.2.50.1 The property description of this "Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" zone is: Blocks 241, 242, 243 Draft Plan of Subdivision, Northland Engineering Limited Drawing Number 1968-D9 in the City of North Bay as shown on the attached Schedule "C" and Schedule "B-53".
- 11.2.50.2(a) No person shall use land or use, erect, or construct any building or structure in this "Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" zone except for the following uses: - 167 townhouse units; - accessory uses to the above.
- 11.2.50.2(b) The regulations for this "Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" zone are as follows:
  - i) Where a rear lot line abuts an industrial zone, the setback from the said rear lot line shall be a minimum of twelve and two-tenths (12.2) metres and shall include a 6.0 metre vegetative buffer of undisturbed natural flora immediately adjacent to the rear lot line.
  - ii) Where a side or rear lot line abuts a water body or water course, said side or rear setback shall be measured from the 203.36 C.G.D. contour elevation.
    Further, said side or rear setback shall be a minimum of thirteen and

seven-tenths (13.7) metres and shall include a 6.0 metre vegetative buffer of undisturbed natural flora immediately adjacent to the 203.36 C.G.D. elevation.

11.2.50.3 The use of land or buildings in this "Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" 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 Residential Multiple Second Density Special Zone No. 50 (RM.2 Sp.50)" 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 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 the day it was passed.

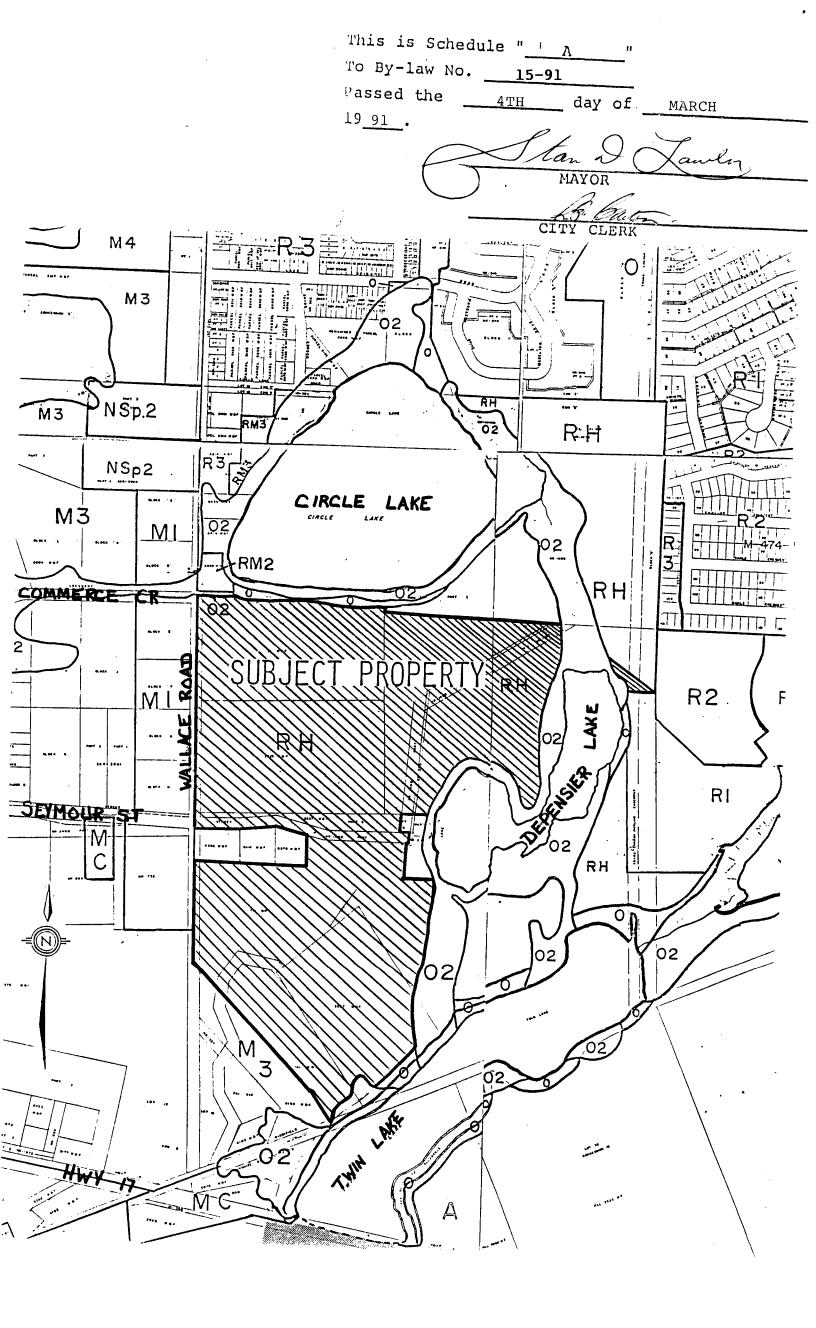
- 3 -

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.

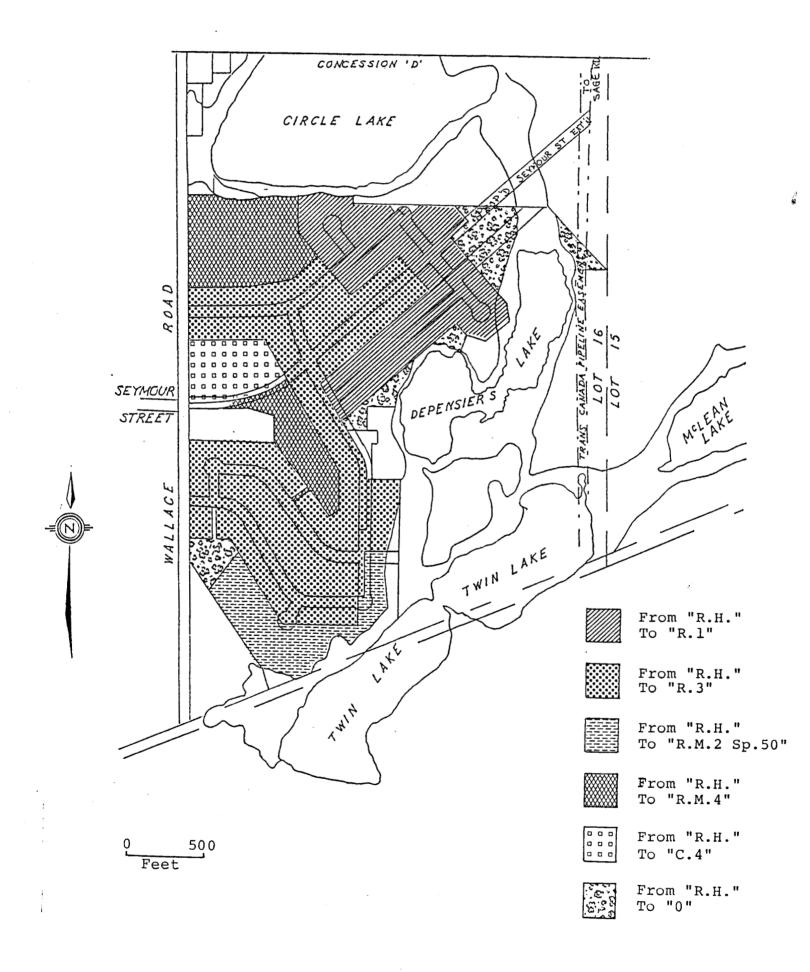
READ A FIRST TIME IN OPEN COUNCIL THE 21ST DAY OF JANUARY 1991. READ A SECOND TIME IN OPEN COUNCIL THE 4TH DAY OF MARCH 1991. READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 4TH DAY OF MARCH 1991.

Lawly MAYOR

CITY CLERK



This is Schedule "\_\_\_\_\_ В To By-law No. 15-91 Passed the 4TH day of \_ MARCH 19\_91\_\_. 1.ta awl MAY CITY CLERK



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to By-law No	0. 15-9	01
Passed the	4TH	day of
MARCH		<b>19</b> <u>91</u>

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CITY CLERK SCHEDULE TO "RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL ZONE NO. 50 (R.M. 2 SP. 50)" Crescent Venture Lot 5 Lot 7 Lot 8 Lot 3 Lot 2 Wallace Road Lot 4 Block 245 Block 241 Block 242 . Twinline Lake Block 243 0 70 Metres