

The Corporation of the City of North Bay

By-Law No. 2017-14

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Dudley Avenue from a “Residential Third Density (R3)” Zone to a “Residential Sixth Density Special No. 22 (R6 Sp.22)” Zone

Frances Elaine Summers – 417 Dudley Avenue

Whereas the owner of the subject property has initiated an amendment to the Zoning By-law;

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 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-44” of Zoning By-law 2015-30 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

And Whereas Council passed Committee Report 2017-_____ adopted by Council on February 7, 2017 by resolution number 2017-_____ to approve this rezoning;

Now therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

- 1) Schedule “B-44” of By-law No. 2015-30 is amended by changing the zoning designation of the property shown on Schedule “A” attached hereto (which property is more particularly described as PIN: 49149-0244, PCL 1182 SEC WF; LT 844 PL M177 WIDDIFIELD; LT 845 PL M177 WIDDIFIELD EXCEPT LT49073; NORTH BAY; DISTRICT OF NIPISSING, PIN: 49149-0253 PCL 13946 SEC WF; LT 847 PL M177 WIDDIFIELD; NORTH BAY; DISTRICT OF NIPISSING), shown as hatched on Schedule A attached hereto from a “Residential Third Density (R3)” zone to a “Residential Sixth Density Special No. 22 (R6 Sp.22)” zone.
- 2) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.1.22:
 - “11.1.22 “Residential Sixth Density Special No. 22 (R6 Sp.22)”
 - 11.1.22.1 The property description of this “Residential Sixth Density Special No. 22 (R6 Sp.22)” is PIN: 49149-0244, PCL 1182 SEC WF; LT 844 PL M177 WIDDIFIELD; LT 845 PL M177 WIDDIFIELD

EXCEPT LT49073; NORTH BAY; DISTRICT OF NIPISSING, PIN:
49149-0253 PCL 13946 SEC WF; LT 847 PL M177 WIDDIFIELD;
NORTH BAY; DISTRICT OF NIPISSING along Dudley Avenue in
the City of North Bay as shown on the attached Schedule and on
Schedule "B-44".

11.1.22.2 The regulations for this "Residential Sixth Density Special No. 22 (R6 Sp.22)" are as follows:

- i) Minimum Front Yard Setback of 0 metres;
- ii) Minimum Rear Yard Setback of 2.88 metres; and
- iii) Maximum Lot Coverage of 43.7%.

11.1.22.3 The use of land or building in this "Residential Sixth Density Special No. 22 (R6 Sp.22)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 3) Section 11 of By-law No. 2015-30 is further amended by inserting "Residential Sixth Density Special No. 22 (R6 Sp.22)" as shown on Schedule "B" to this By-law.
- 4) Notice of the passing of this By-law shall be given by the Clerk of The Corporation of the City of North Bay in the manner and form and to the persons prescribed by Section 6 of O. Reg. 545/06 as amended.
- 5) Any notice of appeal of this By-law shall be filed in accordance with the provisions of Section 34(19) of the *Planning Act*, not later than 20 days after the day that the giving of the notice by the Clerk is completed, setting out the objection to the By-law and the reasons in support of the objection, and shall be accompanied by the fee prescribed under the *Ontario Municipal Board Act*, R.S.O. 1990, c. O.28.
- 6) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 4 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.
- 7) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 4 of this By-law, then this By-law shall not come into force until all appeals have been finally disposed of in accordance with Section 34 of the *Planning Act*, 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 7th Day of February 2017.

Read a Second Time in Open Council the 7th Day of February 2017.

Read a Third Time in Open Council and Passed this 7th Day of February 2017.

Mayor, Allan McDonald

City Clerk Karen McIsaac

Sire/C01/ By-law No. 2017-14 – ZBLA File #892 – 417 Dudley Avenue – Frances Elaine Summers - Zoning By-law Amendment

Schedule A

This is Schedule "A"
To By-law No. 2017-14

Passed the 7th Day of February 2017

Mayor Allan McDonald

City Clerk Karen McIsaac



Legend



- From "Residential Third Density (R3)" to "Residential Sixth Density Special No. 22 (R6 Sp.22)"

Schedule B

This is Schedule "B"
To By-law No. 2017-14

Passed the 7th day of February 2017

Mayor Allan McDonald

City Clerk Karen McIsaac

