

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 15-97

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON RIVERBEND ROAD FROM A "FLOODPLAIN AND EROSION (0.2)" ZONE TO A "FLOODWAY SPECIAL ZONE NO. 2 (0.1 SP.2)", A "RURAL RESIDENTIAL LAKEFRONT SPECIAL ZONE NO. 6 (RRL SP.6)" AND A "RURAL RESIDENTIAL LAKEFRONT SPECIAL ZONE NO. 7 (RRL SP.7)" (A.E. ABERCROMBIE - RIVERBEND ROAD)

WHEREAS the owner of the subject property has requested an amendment to the Official Plan and Zoning By-law and has applied for approval of a Plan of Subdivision of Parcel 6949 W&F;

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 by Order dated February 7, 1997 of the Ontario Municipal Board, and entered as OB 1997-1, Folio #196 Official Plan Amendment No. 72 was approved;

AND WHEREAS it is deemed desirable to amend the zone designation shown on Schedule C-2 of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

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

- 1) Schedule "C-2" 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 Parcel 6949 W&F) along Riverbend Road in the City of North Bay, shown as hatched on Schedules "B", "C", "D" and "E" attached hereto from a "Floodplain & Erosion (0.2)" zone to a "Floodway Special Zone No. 2 (0.1 Sp.2)", a "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" and a "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.7.2:

11.7.2 Floodway Special Zone No. 2 (0.1 Sp.2)

- 11.7.2.1 The property description of this "Floodway Special Zone No. 2 (0.1 Sp.2)" is Part of Lots 1 to 4, as shown on J.E. Walker Ltd. O.S.L. Drawing File No. 5893 as amended January 15, 1997 along the Riverbend Road in the City of North Bay as shown on the attached Schedules "A", "B", "C" and Schedule "C-2".

11.7.2.2 No person shall use land, or use, erect, or construct any building or structure in this "Floodway Special Zone No. 2 (0.1 Sp.2)" except for the following uses:

- docks;
- public and/or private parks;
- agricultural and related uses excluding buildings and structures;
- roads, bridges, railways and/or other public services of approved hydrological design;
- structural works for flood and/or erosion-sedimentation control.

11.7.2.3 The use of land or buildings in this "Floodway Special Zone No. 2 (0.1 Sp.2)" 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 Floodway Special Zone No. 2 (0.1 Sp.2)" as shown on Schedule "C" to this By-law.

4) Section 11 of By-law No. 28-80 is further amended by inserting at the end thereof the following Section 11.5.6:

"11.5.6 "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)"

11.5.6.1 The property description of this "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" is Part of Lot 1, as shown on J.E. Walker Ltd. O.L.S. Drawing File No. 5893 as amended January 15, 1997 along Riverbend Road in the City of North Bay as shown on the attached Schedules "A", "B", "D" and Schedule "C-2".

11.5.6.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" except for the following uses:

- single detached dwellings;

- local park and playground;
- accessory uses to the above;
- home occupations in accordance with Section 3.36.

11.5.6.2(b) The regulations for this "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" are as follows:

- i) the minimum front yard setback shall be twenty-five and zero-tenths (25.0) metres;
- ii) the minimum lot area shall be one (1) hectare.

11.5.6.3 The use of land or building in this "Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

5) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Rural Residential Lakefront Special Zone No. 6 (RRL Sp.6)" as shown on Schedule "D" to this By-law.

6) Section 11 of By-law No. 28-80 is further amended by inserting at the end thereof the following Section 11.5.7:

"11.5.7 "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)"

11.5.7.1 The property description of this "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)" is as shown on J.E. Walker Ltd. O.L.S. Drawing File No. 5893 as amended January 15, 1997, Part of Lots 2, 3 and 4 along Riverbend Road in the City of North Bay as shown on the attached Schedules "A", "B" and "E" and Schedule "C-2".

11.5.7.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)" except for the following uses:

- single detached dwellings;
- local park and playground;
- accessory uses to the above;

- home occupations in accordance with Section 3.36.

11.5.7.2(b) The regulations for this "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)" are as follows:

- i) minimum lot area shall be one (1) hectare;
- ii) minimum front yard shall be the greater of thirty (30) metres from the front property line or fifteen (15) metres from the twenty-five year floodline.
- iii) No main floor of any habitable building and accessory buildings or structure shall be constructed and no external openings such as doors, windows, vent, passageway or any other opening shall be permitted in any habitable buildings or structures below the Flood Datum Elevation (FDE) for Lake Nipissing of 197.55 MASL Canadian Geodetic Datum (CGD).

11.5.7.3 The use of land or building in this "Rural Residential Lakefront Special Zone No. 7 (RRL Sp.7)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 7) Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Rural Residential Lakefront Special Zone No. 7 (RRL Sp7)" as shown on Schedule "E" to this By-law.
- 8) This By-law shall come into force and effect upon being passed, pursuant to the Ontario Municipal Board Order dated February 7, 1997 and entered as OB 1997-1, Folio #196.

READ A FIRST TIME IN OPEN COUNCIL THE DAY OF MARCH 3RD


199 7


READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF MARCH

199 7

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY

OF MARCH 199 7


MAYOR


CITY CLERK

This is Schedule " A "

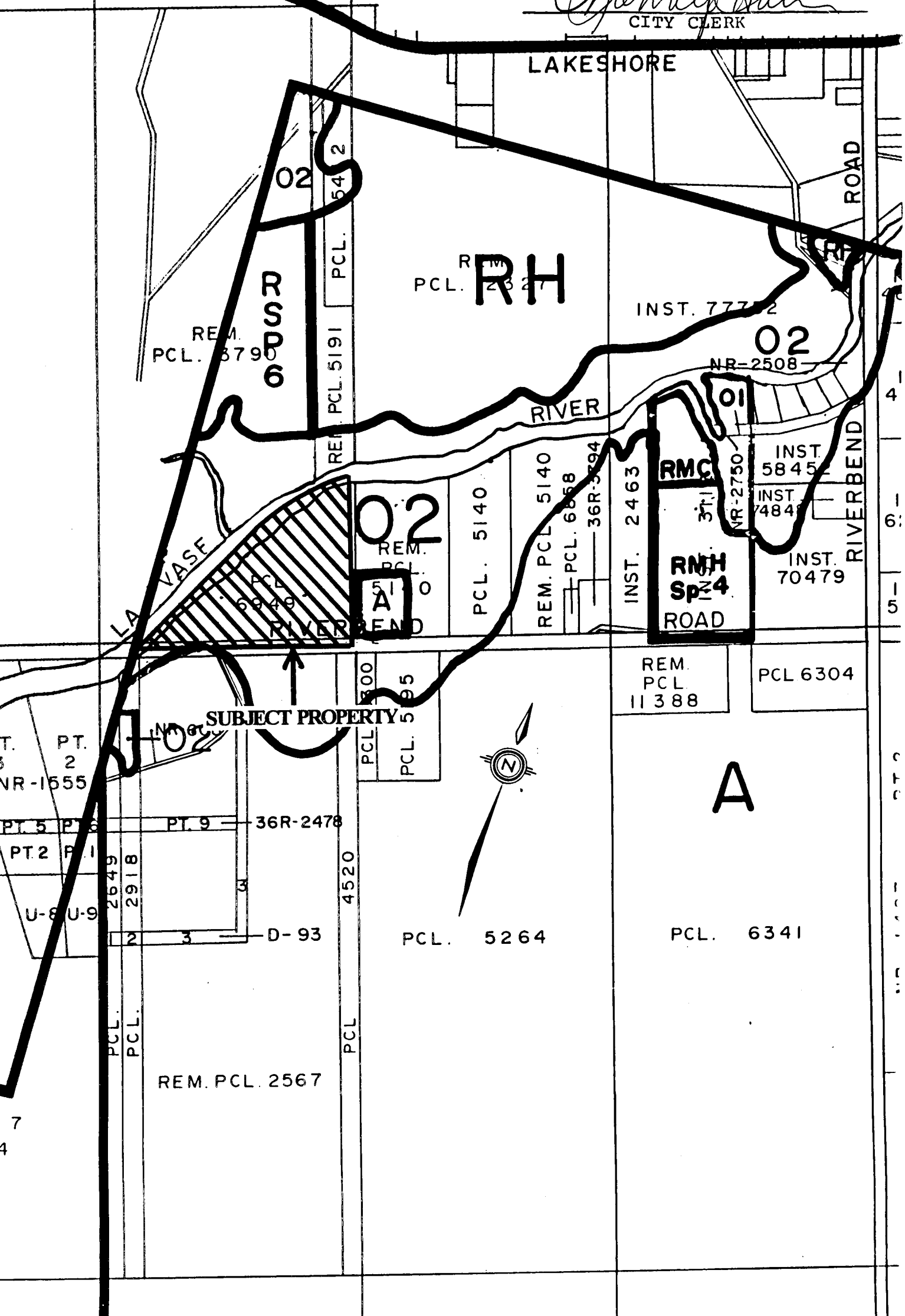
To By-law No. 15-97

Passed the 17TH day of MARCH

19 97.

[Signature]
MAYOR

[Signature]
CITY CLERK



SUBJECT PROPERTY

A



PT. 2 NR-1555
PT. 5
PT. 6
PT. 9 36R-2478
PT. 2
U-8 U-9
2649
2918
D-93
PCL. 2567
PCL. 5140
PCL. 5191
PCL. 542
PCL. 595
PCL. 595
PCL. 5264
PCL. 6341
PCL. 6304
INST. 7772
INST. 5845
INST. 7484
INST. 70479
INST. 2463
INST. 2750
REM. PCL. 5140
PCL. 6858
36R-394
REM. PCL. 11388

LAKESHORE

ROAD

RH
PCL. 2327

INST. 7772

02

NR-2508

RIVER

RMC

INST. 5845

INST. 7484

RNH
Sp-4
ROAD

INST. 70479

REM. PCL. 11388

PCL. 6304

PCL. 5264

PCL. 6341

REM. PCL. 2567

This is Schedule " B "

To By-law No. 15-97

Passed the 17TH day of MARCH

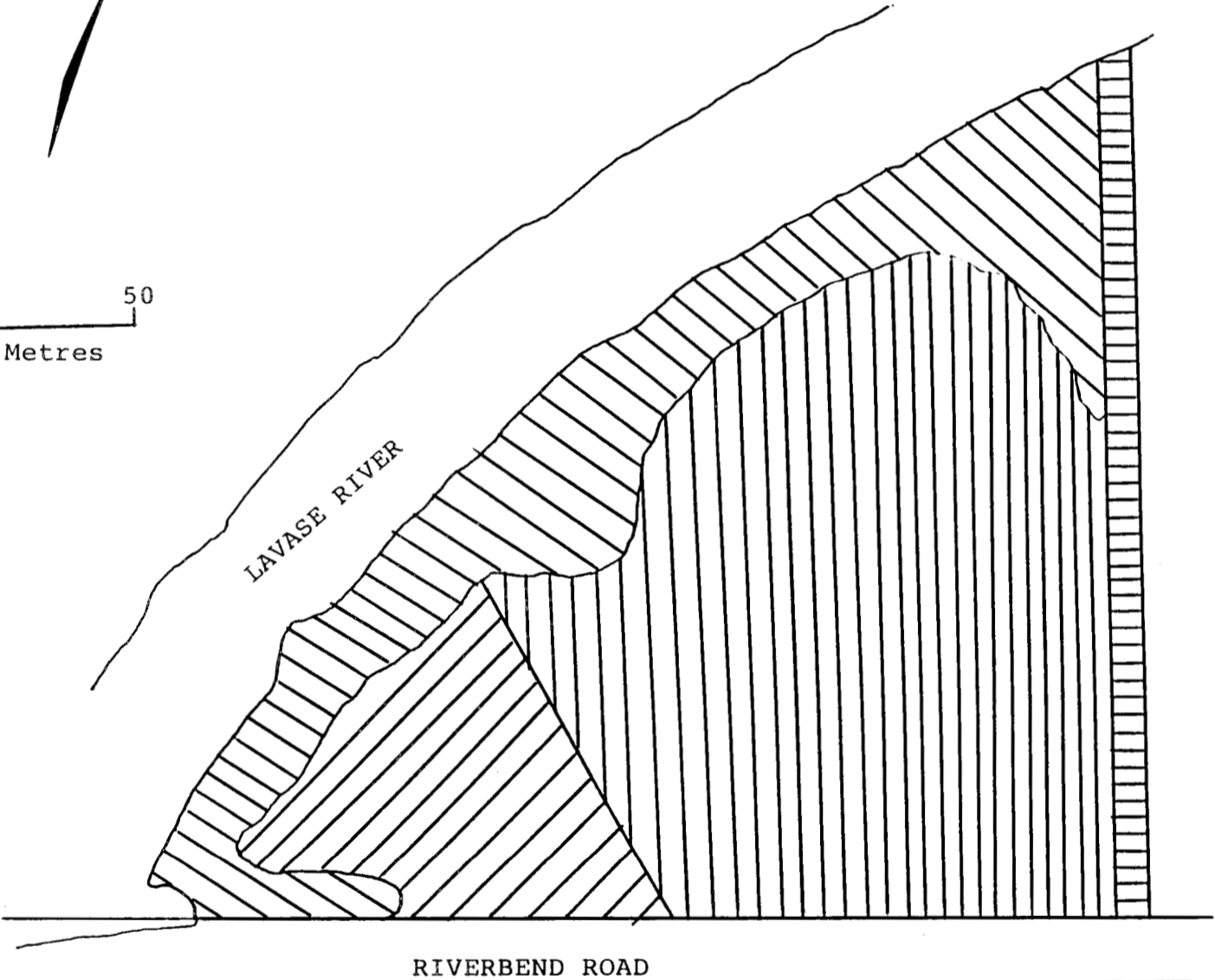
19 97 .





Joseph Burrage
MAYOR

Henry J. ...
CITY CLERK



0 50
Metres



-  Lands to Remain "0.2"
-  From "0.2" to "RRL Sp.7"
-  From "0.2" to "0.1 Sp.2"
-  From "0.2" to "RRL Sp.6"

This is Schedule " C "

To By-law No. 15-97

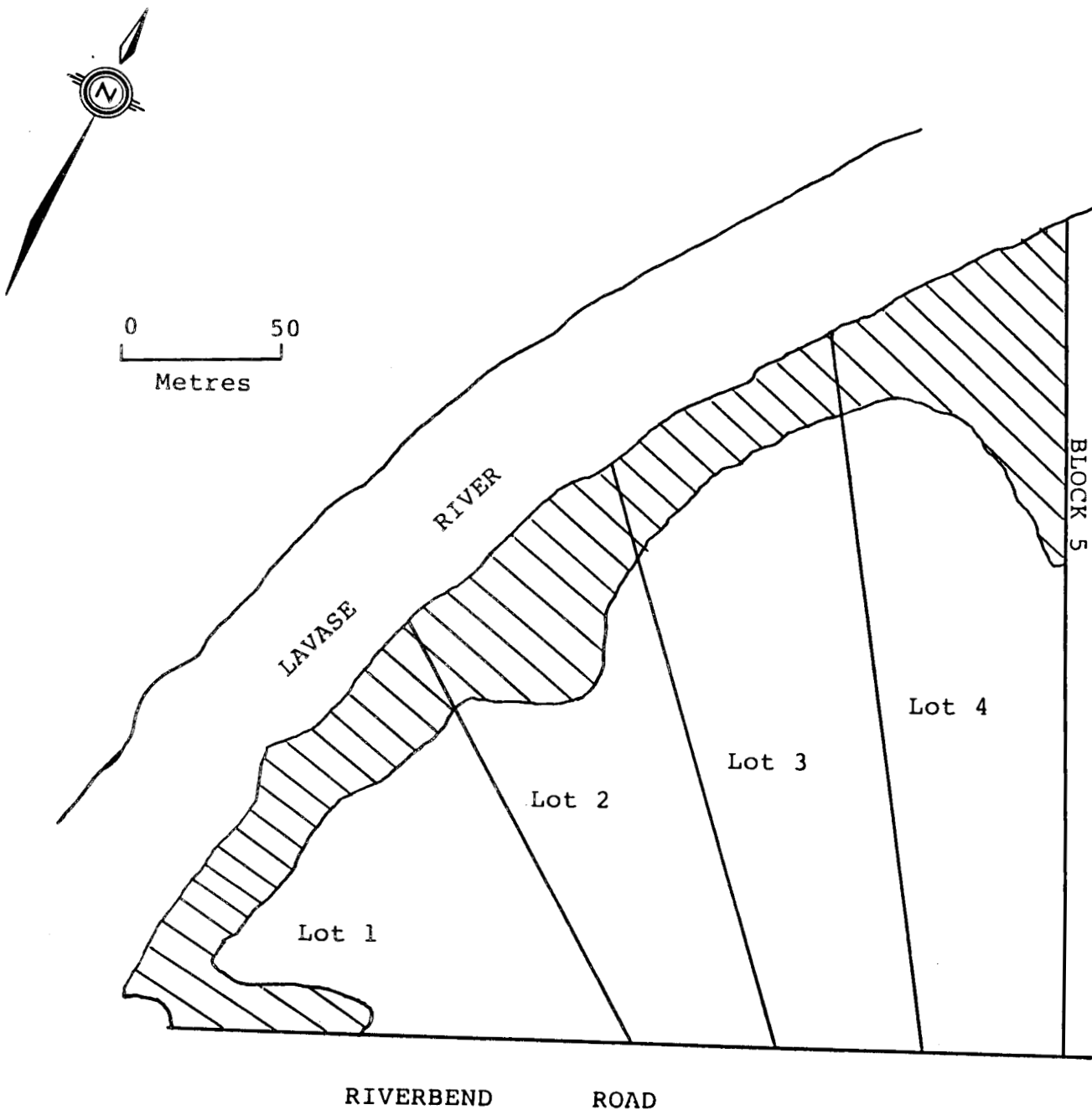
Passed the 17TH day of MARCH

1997.

Joseph Berens
MAYOR

Benjamin
CITY CLERK

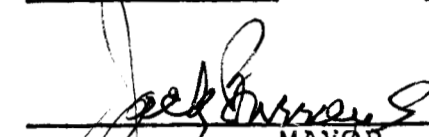
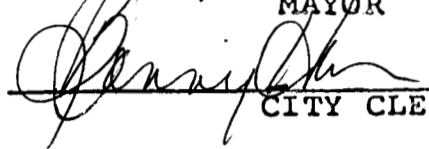
SCHEDULE TO "FLOODWAY SPECIAL ZONE NO. 2 (0.1 Sp.2)"



This is Schedule " D "

To By-law No. 15-97

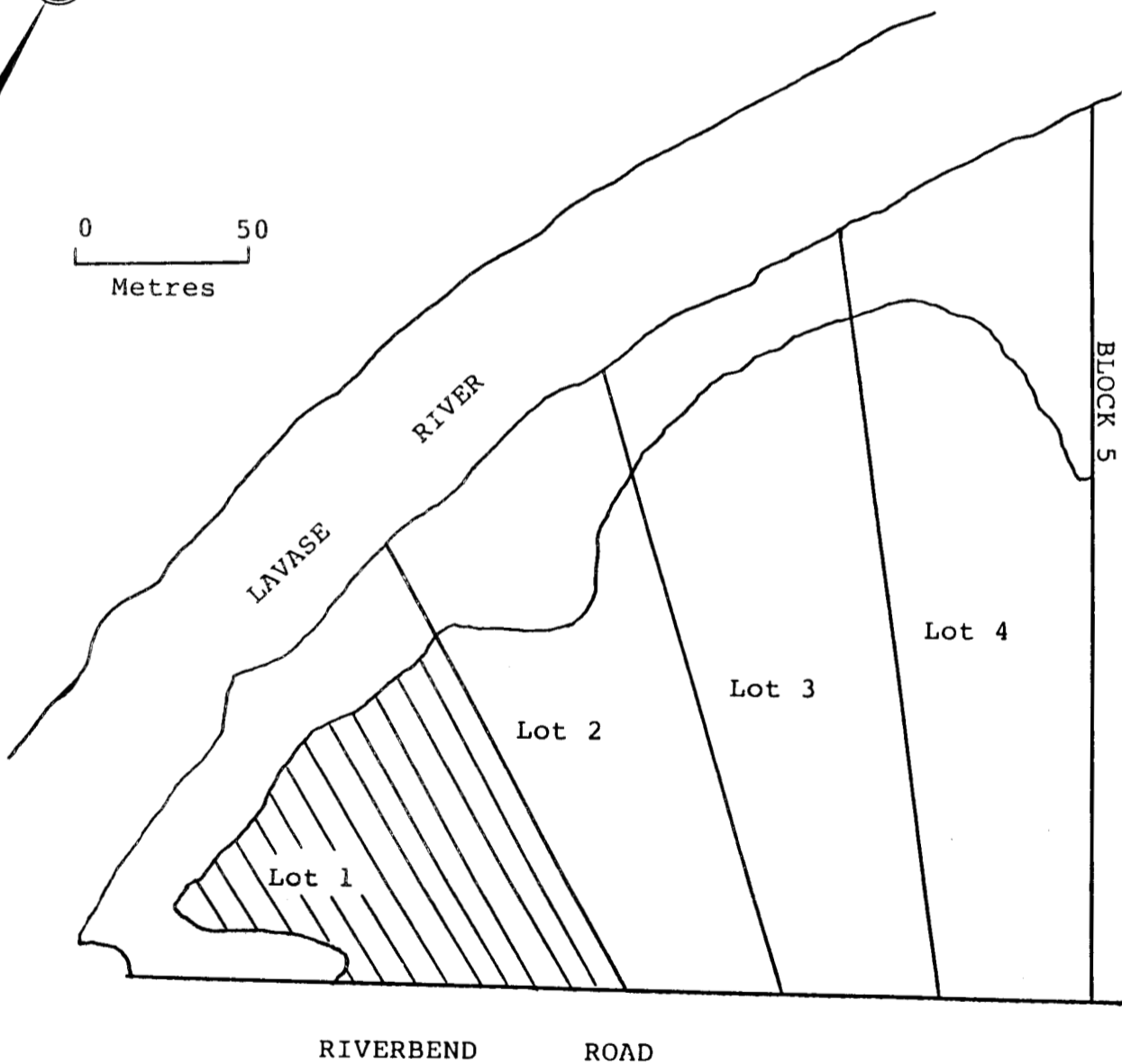
Passed the 17TH day of MARCH
19 97 .


MAYOR

CITY CLERK

SCHEDULE TO "RURAL RESIDENTIAL LAKEFRONT SPECIAL
ZONE No. 6 (RRL Sp.6)"



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Metres



This is Schedule " E "

To By-law No. 15-97

Passed the 17TH day of MARCH
19 97 .

[Signature]
MAYOR

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CITY CLERK

SCHEDULE TO "RURAL RESIDENTIAL LAKEFRONT SPECIAL
ZONE NO. 7 (RRL Sp.7)"



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Metres

