

The Corporation of the City of North Bay

By-Law No. 2019-27

A By-Law To Amend Zoning By-Law No. 2015-30 To Rezone Certain lands on Main Street West from a “Residential Third Density (R3)” Zone to a “Residential Sixth Density Special No.129 (R6 Sp.129)” Zone

2383251 Ontario Limited – 928 Main Street West

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-42” 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 2019-04 adopted by Council on March 26, 2019 by resolution number 2019-101 to approve this rezoning;

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

- 1) Schedule “B-42” 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 Lot 60, PL 13 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.129 (R6 Sp.129)” zone.
- 2) All buildings or structures erected or altered and the use of land in such “Residential Sixth Density Special No.129 (R6 Sp.129)” zone shall conform to all applicable provisions of By-law No. 2015-30 of The Corporation of the City of North Bay.

- 3) Section 11 of By-law No. 2015-30 is amended by inserting at the end thereof the following Section 11.1.129:

"11.1.129 "Residential Sixth Density Special No.129 (R6 Sp.129)" zone

11.1.129.1 The property description of this "Residential Sixth Density Special No.129 (R6 Sp.129)" zone is Lot 60, PL 13 Widdifield, North Bay, District of Nipissing along Main Street West as shown on the attached Schedule and on Schedule "B-42".

11.1.129.2 The regulations for this "Residential Sixth Density Special No.129 (R6 Sp.129)" zone are as follows:

i) The minimum eastern side yard setback shall be 0.1 metres.

11.1.129.3 The use of land or building in this "Residential Sixth Density Special No.129 (R6 Sp.129)" zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

- 4) Section 11 of By-law No. 2015-30 is further amended by inserting "Residential Sixth Density Special No.129 (R6 Sp.129)" zone as shown on Schedule "B" to this By-law.
- 5) 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.
- 6) 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 how the by-law is inconsistent with the policy statement issued under subsection 3(1), fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan and shall be accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1.
- 7) Where no notice of appeal is filed with the Clerk within twenty (20) days as required by Section 6 of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.

- 8) Where one or more notices of appeal are filed with the Clerk within twenty (20) days in compliance with Section 6 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 9th Day of April 2019.

Read a Second Time in Open Council the 9th Day of April 2019.

Read a Third Time in Open Council and Passed this 9th Day of April 2019.

Mayor, Allan McDonald

City Clerk Karen Mclsaac

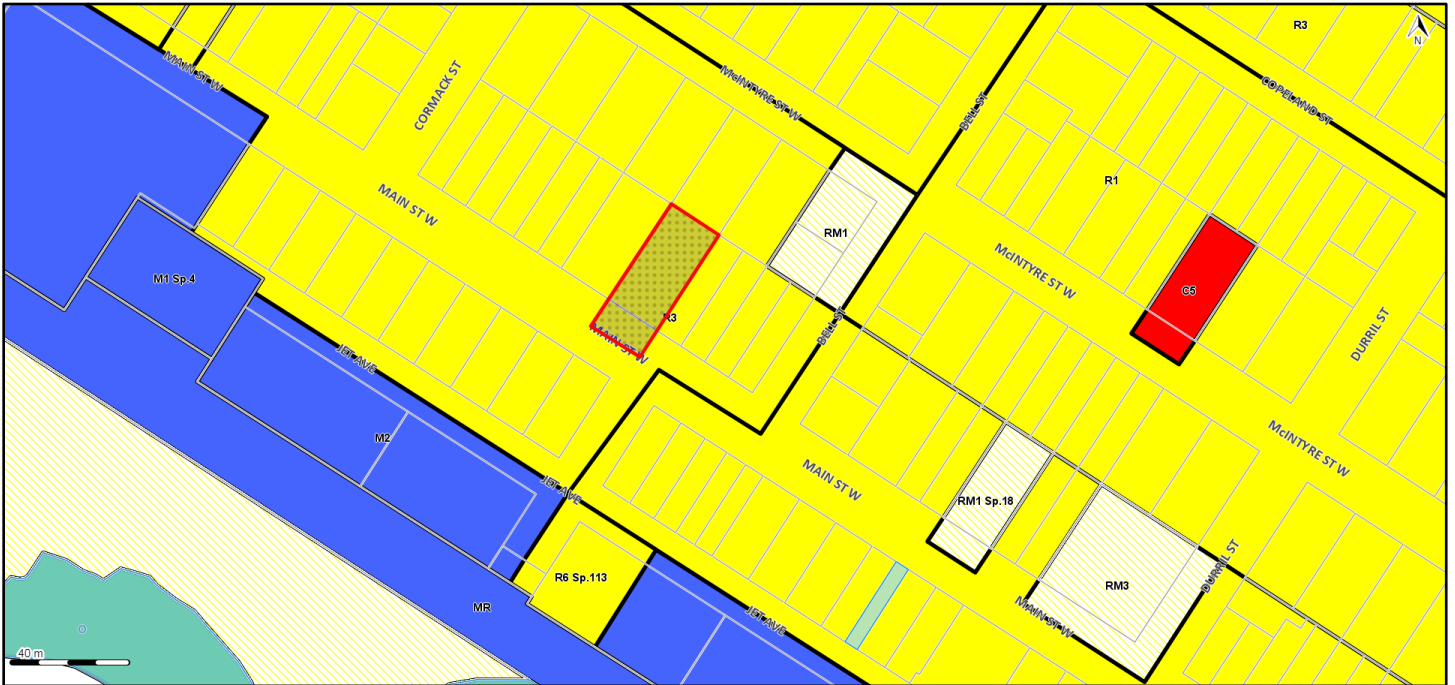
Schedule A

This is Schedule "A"
To By-law No. 2019-27

Passed the 9th Day of April 2019

Mayor Allan McDonald

City Clerk Karen McIsaac



Legend



- From "Residential Third Density (R3)" to "Residential Sixth Density Special No. 129 (R6 Sp.129)"

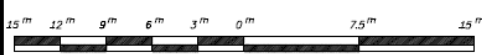
Schedule B

This is Schedule "B"
To By-law No. 2019-27

Passed the 9th Day of April 2019

Mayor Allan McDonald

City Clerk Karen Mclsaac

LOT 73	LOT 74 20.117	LOT 75	LOT 76	<p style="text-align: center; font-size: small;">SKETCH TO ACCOMPANY APPLICATION FOR ZONING BY-LAW AMENDMENT ALL OF LOT 60, REGISTERED PLAN 13 CITY OF NORTH BAY DISTRICT OF NIPISSING</p> 											
REGISTERED	PLAN	13													
LOT 61	LOT 60	PART 1 PLAN	PART 2 36R-9173	LOT 58	<p>OFFICIAL PLAN DESIGNATION RESIDENTIAL USES</p> <p>CURRENT ZONE CATEGORY RESIDENTIAL THIRD DENSITY (R3)</p> <p>PROPOSED ZONE CATEGORY RESIDENTIAL SIXTH DENSITY SPECIAL (R6Sp) PERMITTING CONVERSION TO TRIPLEX DWELLING. SPECIAL ZONE REQUIRED TO RECOGNIZE LEGAL NON-COMPLYING INTERIOR SIDE YARD SETBACK AND REDUCE TO 0.1 m.</p>										
40.234	40.234	40.234	40.234	40.234	<p>AREAS & LOT COVERAGE</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">LOT</td> <td style="text-align: right;">809.4 m²</td> </tr> <tr> <td>BUILDING</td> <td style="text-align: right;">115.4 m²</td> </tr> <tr> <td>DECK & STEPS</td> <td style="text-align: right;">7.4 m²</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right; border-top: 1px solid black;">122.8 m²</td> </tr> <tr> <td>LOT COVERAGE:</td> <td style="text-align: right;">15.2%</td> </tr> </table>	LOT	809.4 m ²	BUILDING	115.4 m ²	DECK & STEPS	7.4 m ²	TOTAL:	122.8 m²	LOT COVERAGE:	15.2%
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20.117				20.117	<p style="text-align: center; font-size: small;">GOODRIDGE GOULET PLANNING & SURVEYING LTD.</p> <p style="text-align: center; font-size: x-small;">ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5 705-493-1770 paul.goodridge@ggpsltd.com 705-493-7974 don.goulet@ggpsltd.com</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 25%;">PLAN</td> <td style="width: 25%;">FIELD</td> <td style="width: 25%;">OFFICE</td> <td style="width: 25%;">FILE</td> </tr> <tr> <td style="text-align: center;">GUIDO ZBA.dwg</td> <td style="text-align: center;">P. GOODRIDGE</td> <td style="text-align: center;">P. GOODRIDGE</td> <td style="text-align: center;">GUIDO</td> </tr> </table>	PLAN	FIELD	OFFICE	FILE	GUIDO ZBA.dwg	P. GOODRIDGE	P. GOODRIDGE	GUIDO		
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MAIN STREET															