

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 145-96**

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON GORMAN STREET  
FROM A "RESIDENTIAL THIRD DENSITY (R3)"  
ZONE TO A "RESIDENTIAL MULTIPLE SECOND  
DENSITY SPECIAL ZONE NO. 69 (RM2 SP.69)"  
L. ERWIN & AMAPOR HOLDINGS/ONTARIO  
REALTY CORPORATION - 1353 GORMAN STREET)**

**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 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 Schedule "B-41" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990.

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

- 1) Schedule "B-41" 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 Plan 15, Lots 3 to 6, Blocks O, P, Q and Part Block N) along Gorman Street in the City of North Bay, shown as hatched on Schedules "B" & "C" attached hereto from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.69:  

"11.2.69 "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)"

11.2.69.1 The property description of this "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)" is Plan 15, Lots 3 to 6, Blocks O, P, Q and Part Block N along Gorman Street in the City of North Bay as shown on the attached Schedules and Schedule "B-41".

11.2.69.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)" except for the following uses:

  - i) a maximum thirty-one (31) unit, one-storey multiple residence for retirement living or single detached dwellings shall be permitted on

Plan 15, Blocks O, P, Q and Part Block N;

- ii) any dwelling unit contained within the multiple residence for retirement living shall have a minimum floor area of twenty-four (24) square metres;
- iii) vehicular parking, ancillary to the main residential use, and open space shall be permitted on Plan 15, Lots 3 to 6;
- iv) rooming or boarding houses or group homes shall not be permitted on the subject property.

11.2.69.2(b) The regulations for this "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)" are as follows:

- i) the minimum floor area per dwelling unit shall be twenty-four (24) square metres.

11.2.69.2(c) The definition of dwelling unit for the use of lands contained within "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)" shall consist of a suite of habitable rooms which:

- i) is in a building;
- ii) has individual sanitary facilities but not food preparation facilities for the exclusive use of the occupants of that dwelling unit;
- iii) has a private entrance directly from outside the building or from a common hallway.

11.2.69.3 The use of land or building in this "Residential Multiple Second Density Special Zone No. 69 (RM2 Sp.69)" 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. 69 (RM2 Sp.69)" 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 Section 4 of O. Reg. 199/96.

- 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.
- 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 25th DAY OF NOVEMBER

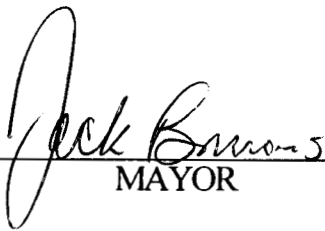
199 6.

READ A SECOND TIME IN OPEN COUNCIL THE 25th DAY OF NOVEMBER

1996.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25th DAY

OF NOVEMBER 199 6.

  
MAYOR

  
CITY CLERK

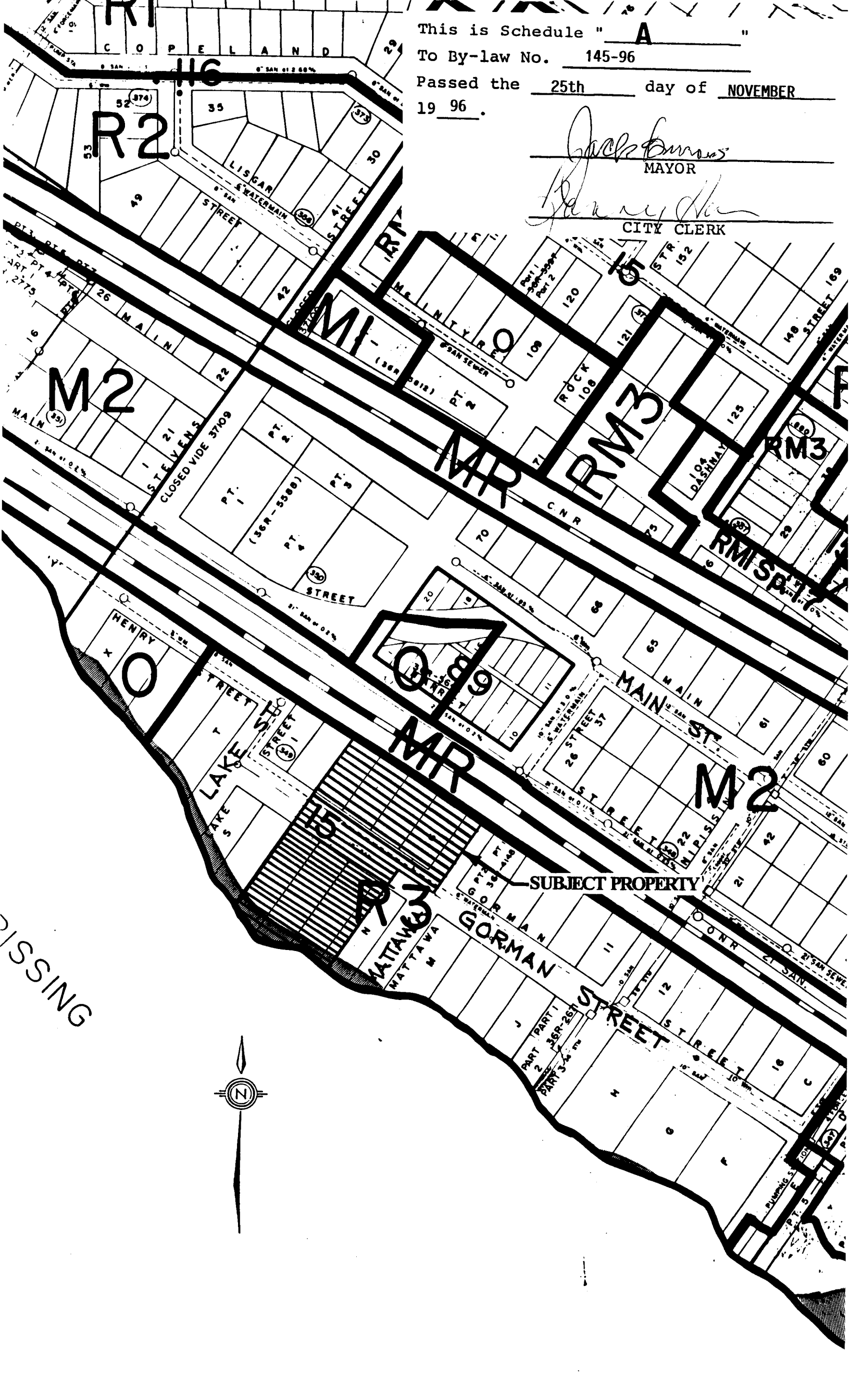
This is Schedule " A "

To By-law No. 145-96

Passed the 25th day of NOVEMBER 19 96.

*Jack Burns*  
MAYOR

*Danny Han*  
CITY CLERK



SUBJECT PROPERTY

MISSING

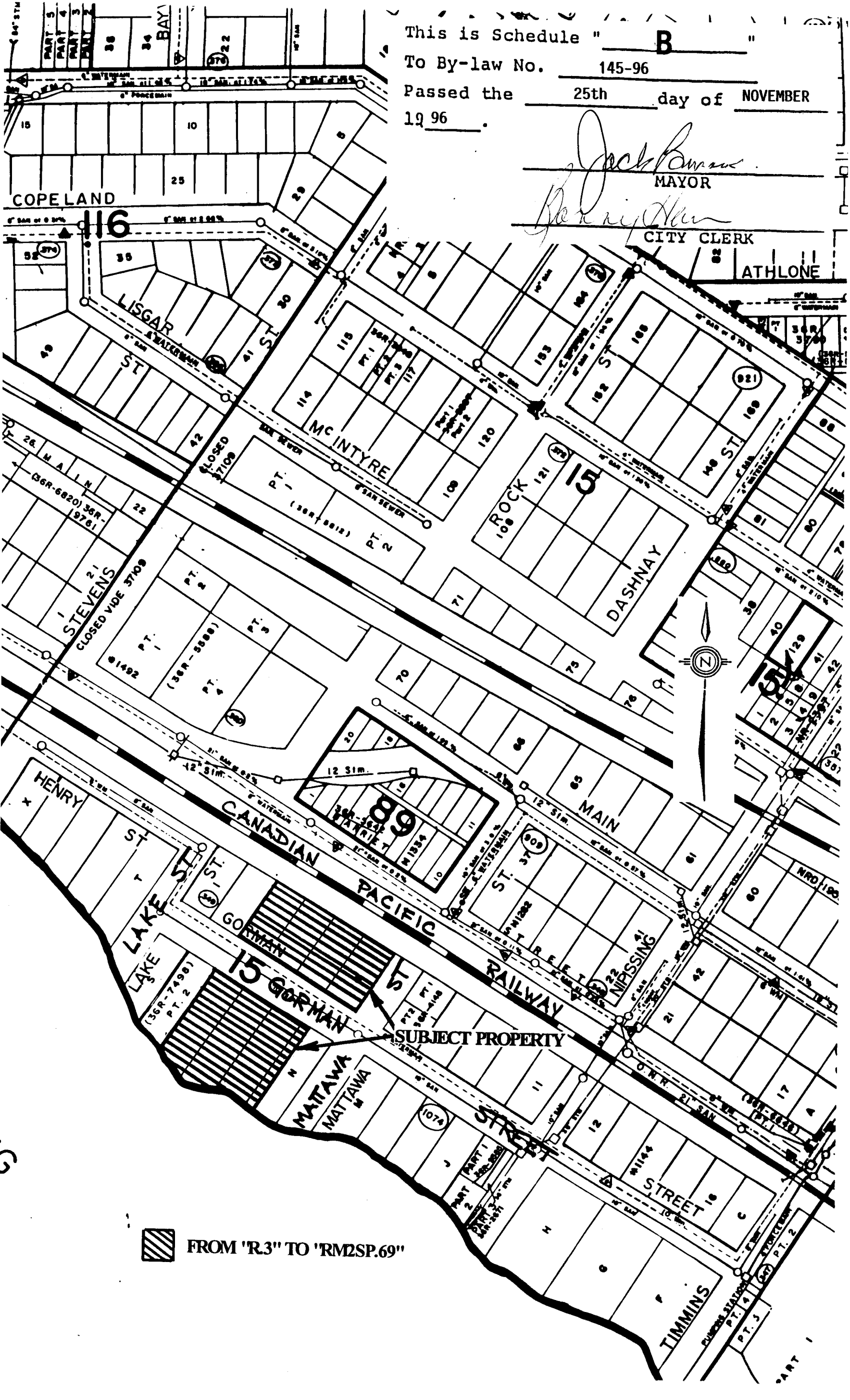
This is Schedule " B "

To By-law No. 145-96

Passed the 25th day of NOVEMBER 1996

*Jack Brown*  
MAYOR

*Deborah...*  
CITY CLERK



 FROM 'R.3' TO 'RM2SP.69'

This is Schedule " C "

To By-law No. 145-96

Passed the 25th day of NOVEMBER  
19 96 .

Jack Parsons  
MAYOR

Devin [Signature]  
CITY CLERK

Schedule to "Residential Multiple Second Density  
Special Zone No. 69 (RM2 Sp.69)"

