

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 214-91

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON CARTIER STREET FROM A "RESIDENTIAL FIRST DENSITY (R1)" ZONE TO A "RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO. 52 (R3 SP.52)" (ROV-KEN DEVELOPMENTS LTD. - CARTIER 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-32" of 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) Schedule "B-32" 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 Lot 159, Plan M-153 along Cartier Street in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Residential First Density (R1)" zone to a "Residential Third Density Special Zone No. 52 (R3 Sp.52)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.52:
 - "11.2.52 Residential Third Density Special Zone No. 52 (R3 Sp.52)".
 - 11.2.52.1 The property description of this "Residential Third Density Special Zone No. 52 (R3 Sp.52)" is Lot 159, Plan M-153 along Cartier Street in the City of North Bay as shown on the attached Schedules and Schedule "B-32".
 - 11.2.52.2(a) No person shall use land, or use, erect or construct any building or structure in this "Residential Third Density Special Zone No. 52 (R3 Sp.52)", except for the following uses:
 - a semi-detached dwelling.

11.2.52.2(b) The regulations for this "Residential Third Density Special Zone No. 52 (R3 Sp.52)" are as follows:

- i) The maximum lot coverage not to exceed thirty (30) percent of the total lot area;
- ii) the minimum lot frontage shall be twenty and one-tenth (20.1) metres;
- iii) the minimum front yard setback shall be seven and six-tenths (7.6) metres;
- iv) the minimum easterly side yard setback shall be three and zero-tenths (3.0) metres;
- v) the minimum westerly side yard setback shall be one and eight-tenths (1.8) metres;
- vi) the minimum rear yard setback shall be fifteen and eight-tenths (15.8) metres.

11.2.52.3 The use of land or buildings in this "Residential Third Density Special Zone No. 52 (R3 Sp.52)" 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 Third Density Special Zone No. 52 (R3 Sp.52)" 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.
- 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 9TH DAY OF DECEMBER 1991.

READ A SECOND TIME IN OPEN COUNCIL THE 20TH DAY OF JANUARY 1992.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 20TH DAY JANUARY
OF 1992.


MAYOR


CITY CLERK

This is Schedule " A "

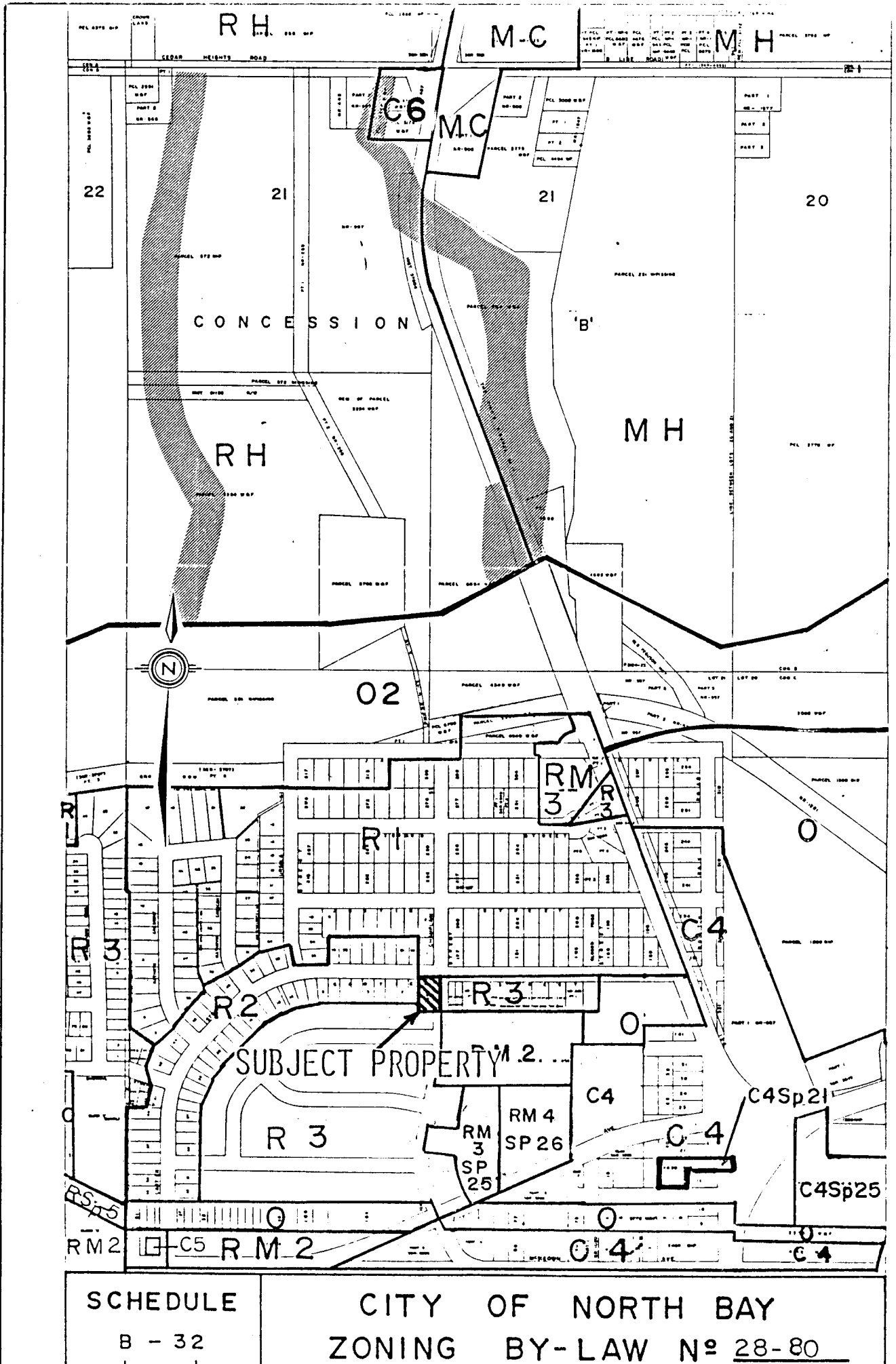
To By-law No. 214-91

Passed the 20TH day of JANUARY

19 92 .

[Signature]
MAYOR

[Signature]
CITY CLERK



SCHEDULE
B - 32

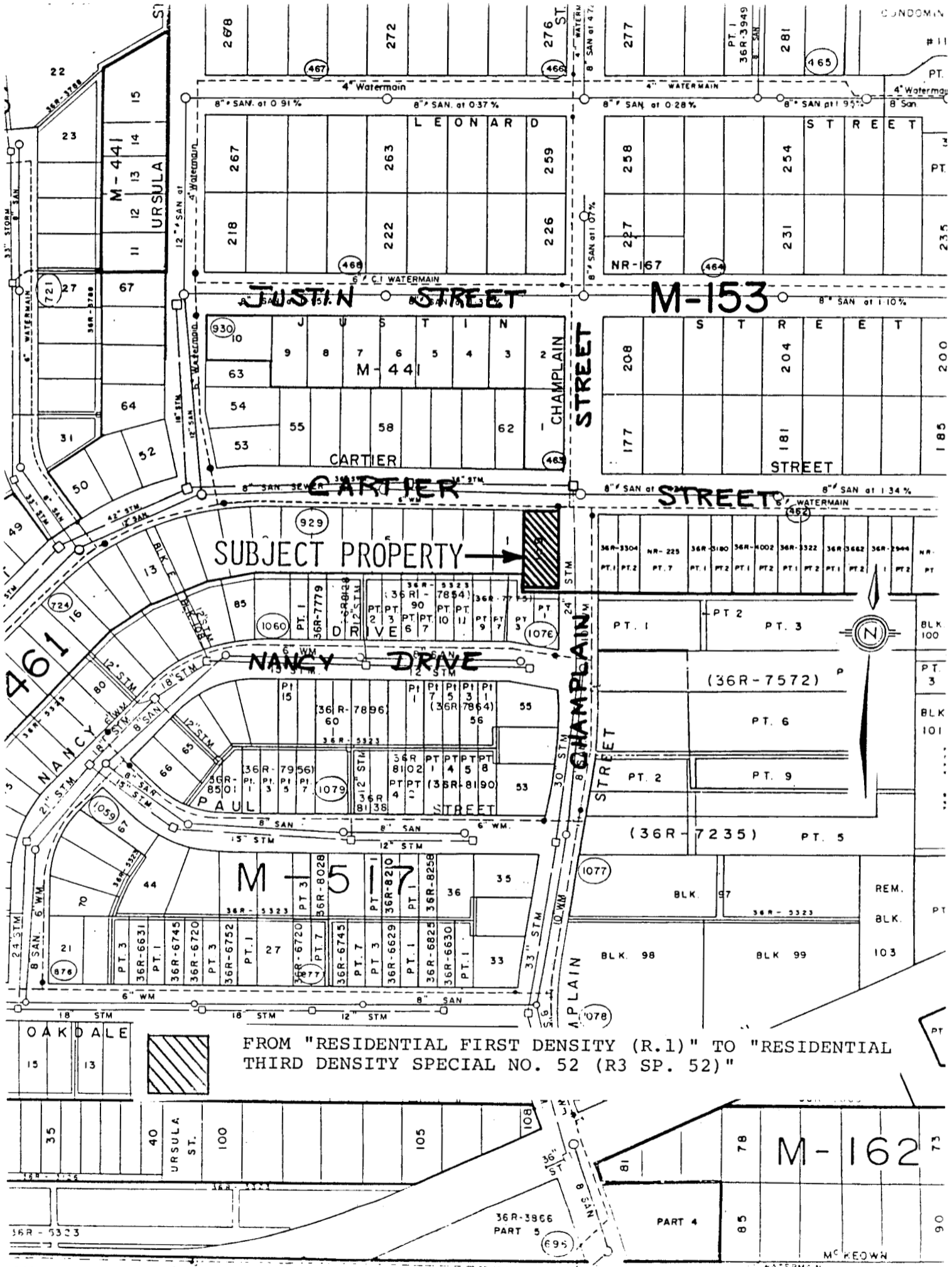
CITY OF NORTH BAY
ZONING BY-LAW N^o 28-80

This is Schedule " B "

To By-law No. 214-91

Passed the 20TH day of JANUARY 19 92 .

L.D. Lawler
MAYOR
B. [unclear]
CITY CLERK



FROM "RESIDENTIAL FIRST DENSITY (R.1)" TO "RESIDENTIAL THIRD DENSITY SPECIAL NO. 52 (R3 SP. 52)"

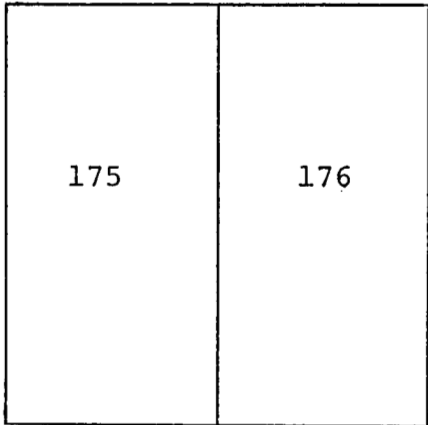
This is Schedule " C "

To By-law No. 214-91

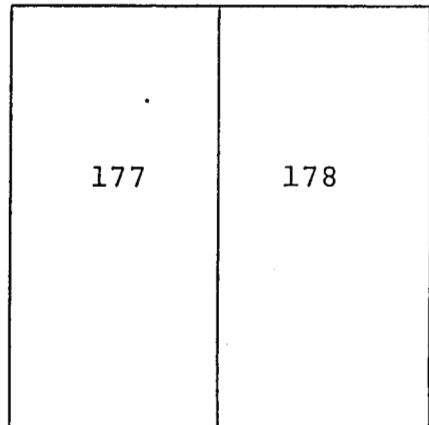
Passed the 20TH day of JANUARY
19 92 .

S. D. Lawley
MAYOR
B. Carter
CITY CLERK

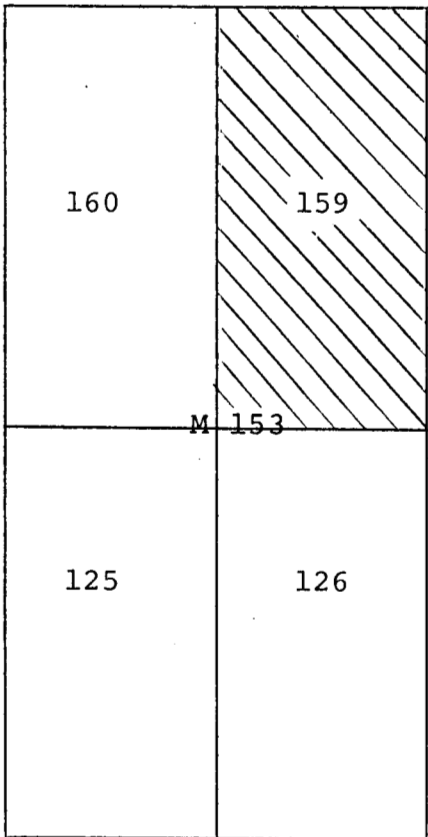
SCHEDULE TO "RESIDENTIAL THIRD DENSITY"
SPECIAL ZONE NO. 52 (R3 Sp. 52)



CARTIER



STREET



CHAMPLAIN STREET

