

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2004-42

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE
CERTAIN LANDS ON HUTCHESON AVENUE FROM
A "RESIDENTIAL THIRD DENSITY (R3)" ZONE TO A
"RESIDENTIAL MULTIPLE FIRST DENSITY
SPECIAL ZONE NO. 93 (RM1 SP. 93)"
(TONY TIGNANELLI – 256 HUTCHESON AVENUE)**

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 zoning designation shown on Schedule "B-42" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on March 8, 2004 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. 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 M-177, Lots 289 and 290) along Hutcheson Avenue in the City of North Bay from a "Residential Third Density (R3)" to a "Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)", as shown on attached Schedule "B".
- 2) All buildings or structures erected or altered and the use of land in such "Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.93:

“11.2.93 “Residential Multiple First Density Special Zone No. 93 (RM1 Sp. 93)”

11.2.93.1 The property description of this “Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)” is Plan M-177, Lots 289 and 290 along Hutcheson Avenue in the City of North Bay as shown on the attached Schedules and on Schedule “B-42”.

11.2.93.2(a) No person shall use land, or use, erect, or construct any building or structure in this “Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)” except for the following uses:

- semi-detached dwellings;
- duplex dwellings;
- triplex dwelling;
- double duplex dwelling;
- multiple dwellings;
- boarding or rooming house or Group Home Type 1;
- accessory home based business;
- parks, playgrounds and non-profit uses;
- day nurseries; and
- institutional uses.

11.2.93.2(b) The regulations for this “Residential Multiple First Density Special Zone No.93 (RM1 Sp. 93)” are as follows:

- i) the lot frontage requirement for a double duplex dwelling shall be eighteen (18) metres;
- ii) the lot area per dwelling unit shall not be less than 200 square metres.

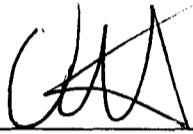
11.2.93.3 The use of land or building in this “Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)” shall conform to all other regulations of this By-law, except as hereby expressly varied.”

- 4) Section 11 of By-law No. 28-80 is further amended by inserting “Schedule to Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)” as shown on Schedule “C” to this By-law.
- 5)
 - 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 as amended.
 - 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.

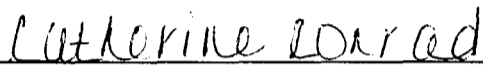
READ A FIRST TIME IN OPEN COUNCIL THE 8TH DAY OF MARCH
2004.

READ A SECOND TIME IN OPEN COUNCIL THE 8TH DAY OF MARCH
2004.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 12TH DAY
OF JULY 2004.



MAYOR



CITY CLERK

This is Schedule "A"

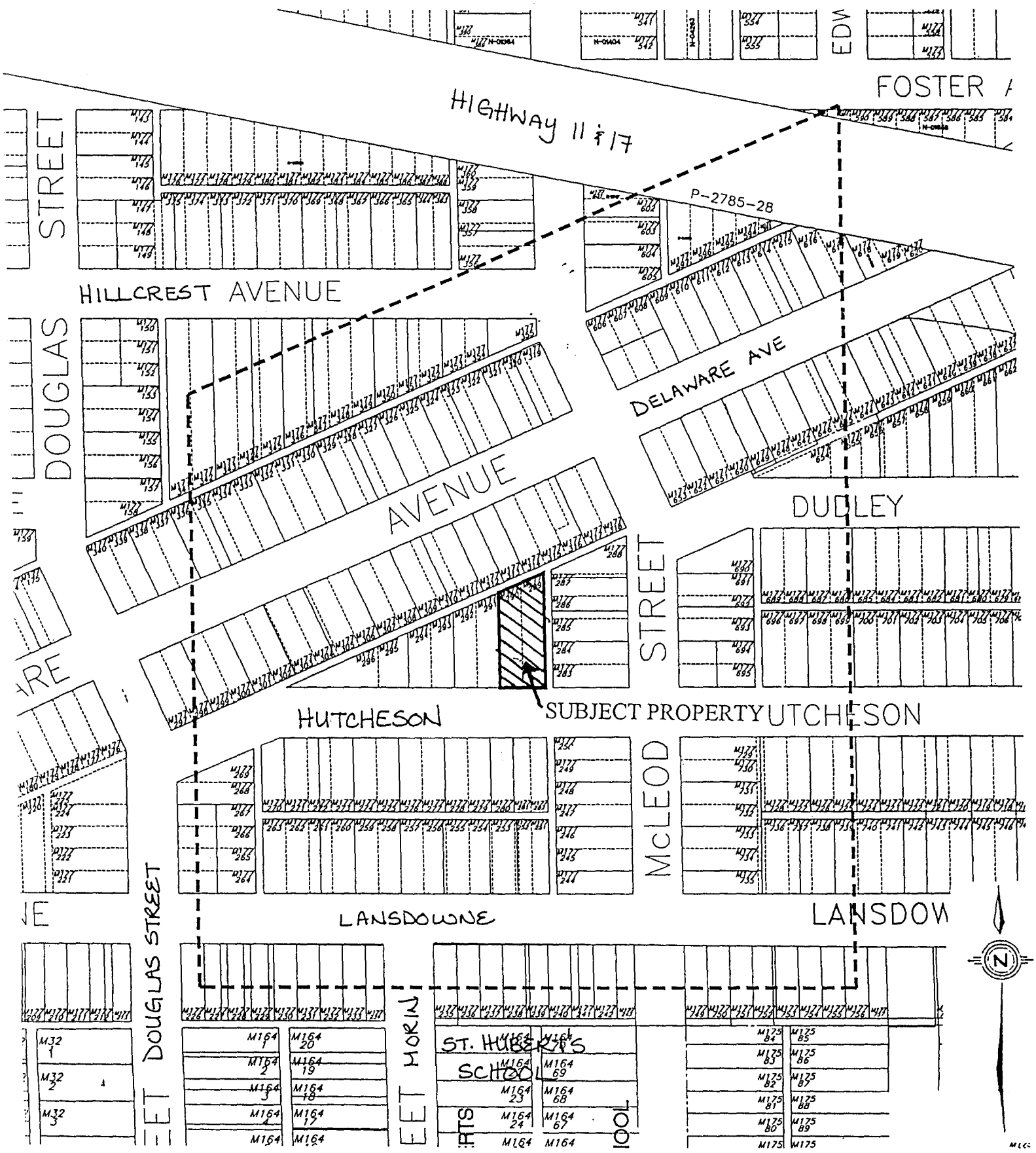
To By-law No. 2004-42

Passed the 12th day of July 2004

WA
Mayor

Catherine Conrad
City Clerk

SCALE 1:2000



This is Schedule "B"

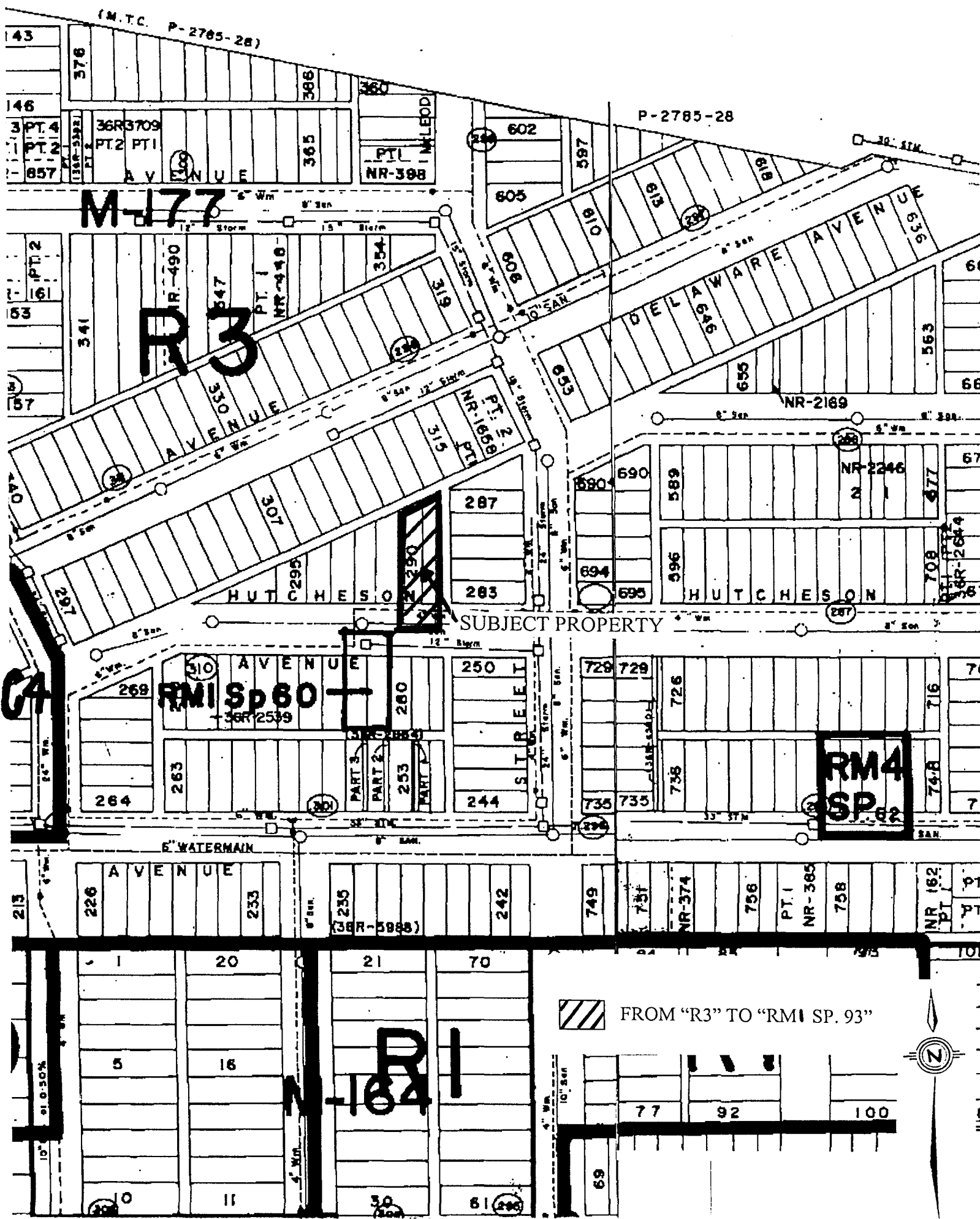
To By-law No. 2004-42

Passed the 12th day of July 2004.

Mayor

Catherine Conrad

City Clerk



This is Schedule "C"

To By-law No. 2004-42

Passed the 12th day of July 2004.

[Signature]

Mayor

CATHERINE CONRAD
City Clerk

SCALE 1:2000

THIS IS SCHEDULE TO "RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO. 93 (RMI SP. 93)

