

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 155-83

A BY-LAW TO AMEND THE REGULATIONS FOR RESIDENTIAL USES WITHIN THE "RESIDENTIAL THIRD DENSITY (R-3)" ZONE, "RESIDENTIAL MULTIPLE FIRST DENSITY (RM1) ZONE", "RESIDENTIAL MULTIPLE SECOND DENSITY (RM.2) ZONE", "GENERAL COMMERCIAL INNER CORE (C1) ZONE", AND THE "GENERAL COMMERCIAL OUTER CORE (C2) ZONE". (RESIDENTIAL CONVERSION AREA)

WHEREAS the Council of the Corporation of the City of North Bay deems it desirable to encourage the renovation and conversion of older dwelling units and other buildings into multiple dwelling units suited to community standards; and

WHEREAS the Council of the Corporation of the City of North Bay has recommended 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 has held at least one public meeting after the notice for the purpose of informing the public of the By-law; and WHEREAS it is deemed advisable to amend the regulations with general provisions governing residential uses within the "Residential Third Density (R-3)" Zone, "Residential Multiple First Density (RM1) Zone", "Residential Multiple Second Density (RM.2) Zone", "General Commercial Inner Core (C1)" Zone, and the "General Commercial Outer Core (C2)" Zone, within the area shown as hatched on the attached Schedule "D" to Zoning By-law No. 28-80.

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

1. "Section 5.1 - General Provisions" to the Residential Zones contained in Zoning By-law No. 28-80 is hereby amended by adding thereto the following new subsection:

"5.1.12.1 In this section "Residential Conversion Area" means the area shown on Schedule "D" hereto and is that area bounded by the Ontario Northland Railway Mainline, the Highway No. 11 By-pass, Algonquin Avenue and Oak Street.

5.1.12 2 A building or structure constructed prior to March 3, 1980 in a R.3, RM.1, or RM.2 Zone in the Residential Conversion Area may be altered for use as converted dwelling units provided that:

5.1.12.2.1 The minimum lot area for each converted dwelling unit shall be at least 186 square metres;

5.1.12.2.2 The minimum lot frontage for the converted dwelling shall be at least 9 metres;

5.1.12.2.3 The maximum lot coverage of the converted dwelling shall not exceed 35%;

5.1.12.2.4 Each converted dwelling unit shall have the following minimum area:

- (i) Converted Bachelor Dwelling Unit - 28 sq.metres.
- (ii) Converted 1 Bedroom Dwelling Unit - 42 sq. metres
- (iii) Converted 2 Bedroom Dwelling Unit - 56 sq. metres
- (iv) Converted 3 Bedroom Dwelling Unit - 70 sq. metres

- 5.1.12.2.5 There shall be at least 1 parking space for each converted dwelling unit;
  - 5.1.12.2.6 Any converted dwelling unit located in a cellar shall not be more than 75% below grade;
  - 5.1.12.2.7 The foundation walls, or roof of a building shall not be extended into a required front yard, side yard, or rear yard unless for a fire escape required by The Building Code or the Fire Code or an existing roofed porch may be enclosed to provide a common vestibule in a front yard or a rear yard according to Section 3.17;
  - 5.1.12.2.8 No converted dwelling in R.3 Zone shall contain more than two (2) converted dwelling units and no converted dwelling units in a RM.1 Zone shall contain more than four (4) converted dwelling units;  
and
  - 5.1.12.2.9 Except as hereby expressly varied, all other applicable provisions of this By-law shall apply.
2. "Section 6.1 - General Provisions" to the Commercial Zone contained in Zoning By-law No. 28-80 is hereby amended by adding thereto the following subsections:
- "6.1.3.10 A building or structure constructed prior to March 3, 1980 in a C.1 or C.2 Zone may be altered for use as converted dwelling units provided that:
    - 6.1.3.10.1 Each converted dwelling unit shall have the following minimum area:
      - (i) Converted Bachelor Dwelling Unit - 28 sq. m.
      - (ii) Converted 1 Bedroom Dwelling Unit - 42 sq.m.
      - (iii) Converted 2 Bedroom Dwelling Unit - 56 sq.m.
      - (iv) Converted 3 Bedroom Dwelling Unit - 70 sq. m.
    - 6.1.3.10.2 No converted dwelling unit shall be on the ground floor;
    - 6.1.3.10.3 Subsections 6.2.2.3 (c) and 6.3.2.3 (e) do not apply hereto;
    - 6.1.3.10.4 Except as hereby expressly varied, all other applicable provisions of this by-law shall apply.
3. All buildings or structures altered under the regulations hereby established shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay except as hereby expressly varied.
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, not later than 15 days after the day this By-law is passed.
- (b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-law, then this By-law shall be deemed to have come into force on the day it was passed.

4. (c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within thirty-five (35) days from the passing of this By-law 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 7th DAY OF NOVEMBER, 1983

READ A SECOND TIME IN OPEN COUNCIL THE 9TH DAY OF APRIL 1984.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED THIS 9TH DAY OF  
APRIL 1984.

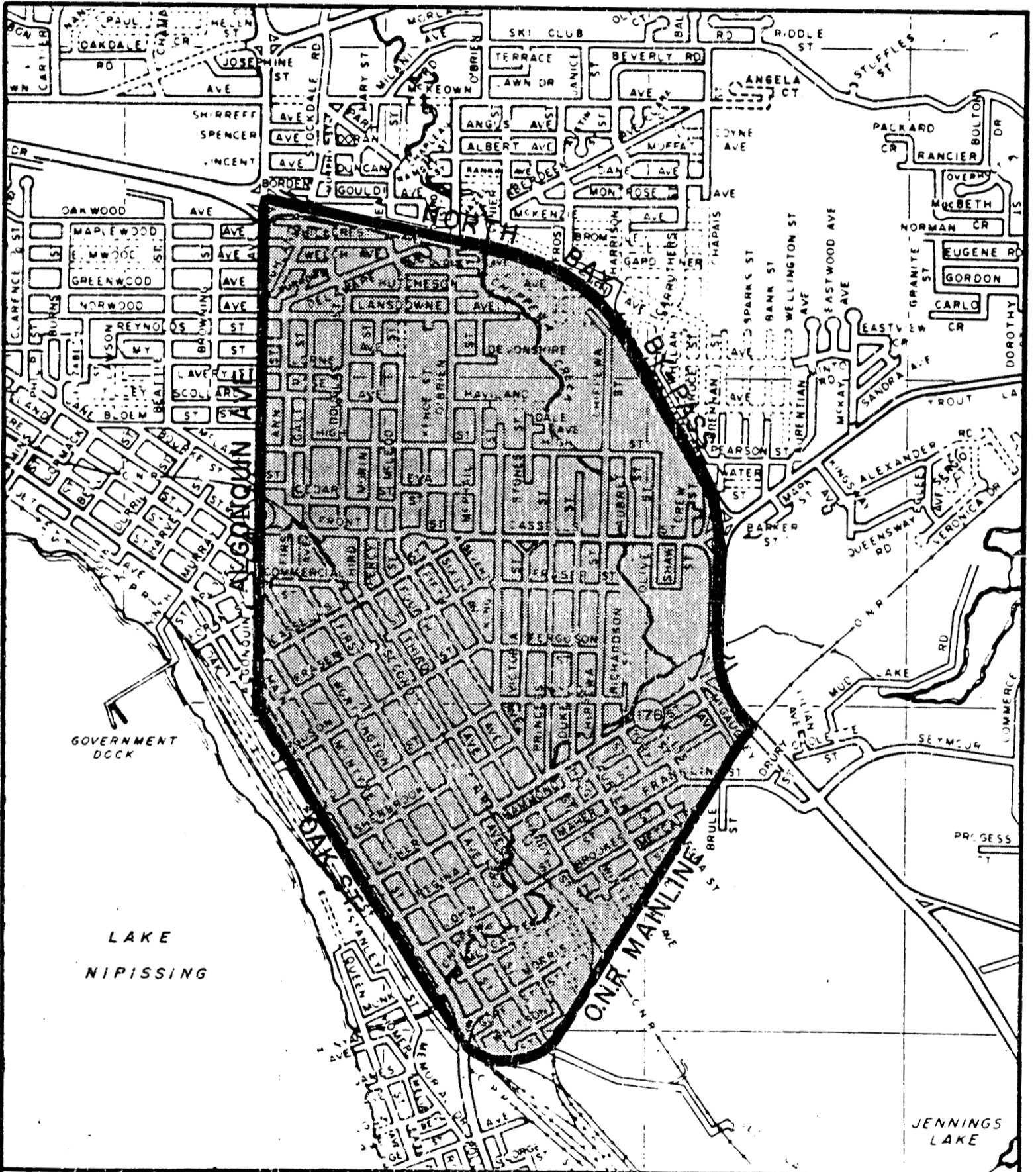
  
DEPUTY MAYOR

  
CITY CLERK

This is Schedule "  D "  
To By-law No.  155-83  
Passed the  9th day of  April,  
19  84 .

*Stan J. Lawler*  
DEPUTY MAYOR

*A. J. Weston*  
CITY CLERK



SCHEDULE

**D**

CITY OF NORTH BAY  
ZONING BY-LAW NO.  28-80  
RESIDENTIAL CONVERSION AREA