

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 72-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON FRONT STREET AND ANN STREET FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A "RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL ZONE NO. 42 (RM.1 SP.42)" (C. LECLAIR - 616 FRONT 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-42 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-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 Part of Lots 170, 171 and 172 Plan M-32 along Front Street in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Residential Third Density (R.3)" zone to a "Residential Multiple First Density Special Zone No. 42 (RM.1 Sp.42)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.42:

"11.2.42            Residential Multiple First Density Special Zone  
No. 42 (RM.1 Sp.42)".

11.2.42.1            The property description of this "Residential Multiple First Density Special Zone No. 42 (RM.1 Sp.42)" zone is Part of Lots 170, 171 and 172 Plan M-32 along Front Street in the City of North Bay as shown on the attached Schedule and Schedule "B-42".

11.2.42.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Multiple First Density Special Zone No. 42 (RM.1 Sp.42)" zone, except for the following uses: double duplex dwelling, parks, playgrounds, non-profit uses, institutional uses.

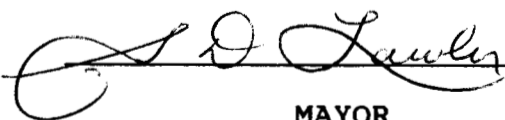
11.2.42.2(b) The regulations for this "Residential Multiple First Density Special Zone No. 42 (RM.1 Sp.42)" zone are as follows:

- i) The maximum lot coverage not to exceed thirty-five (35) percent of the total lot area;
- ii) the minimum lot frontage shall be thirty-eight and one-tenth (38.1) metres;
- iii) the minimum front yard setback shall be three and five-tenths (3.5) metres;
- iv) the minimum westerly side yard setback shall be nine and eight-tenths (9.8) metres;
- v) the minimum easterly side yard setback shall be five and four-tenths (5.4) metres;
- vi) the minimum rear yard setback shall be six and four-tenths (6.4) metres.

11.2.42.3 The use of land or buildings in this Residential Multiple First Density Special Zone No. 42 (RM.1 Sp. 42)" zone 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 First Density Special Zone No. 42 (RM.1 SP.42)" 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 30TH DAY OF APRIL 1990.  
READ A SECOND TIME IN OPEN COUNCIL THE 14TH DAY OF MAY 1990.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 14TH DAY  
OF MAY 1990.



MAYOR



CITY CLERK

This is Schedule "A"

To By-law No. 72-90

Passed the 14TH day of MAY

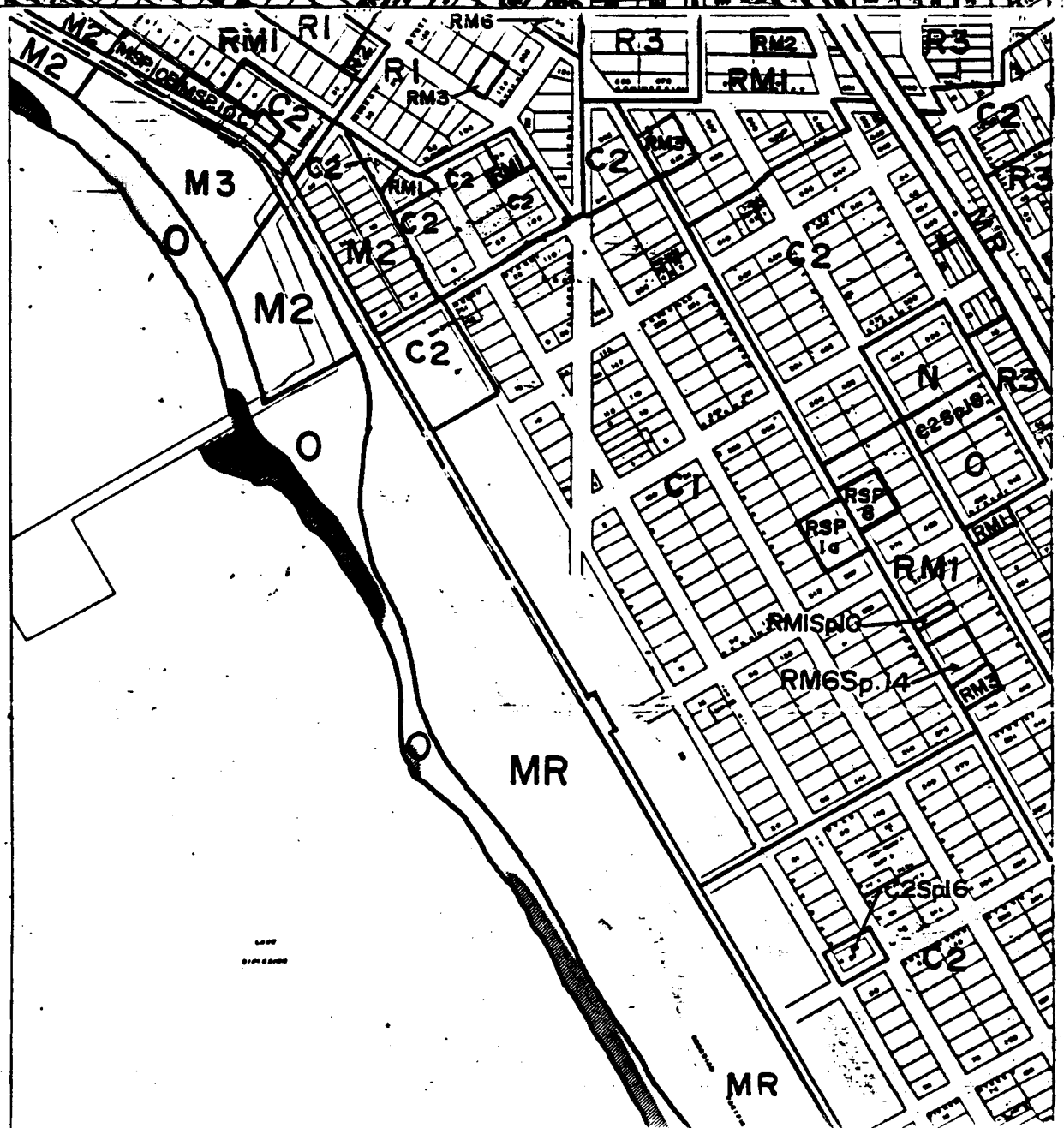
19 90 .

*D. Lawler*  
MAYOR

*[Signature]*  
CITY CLERK

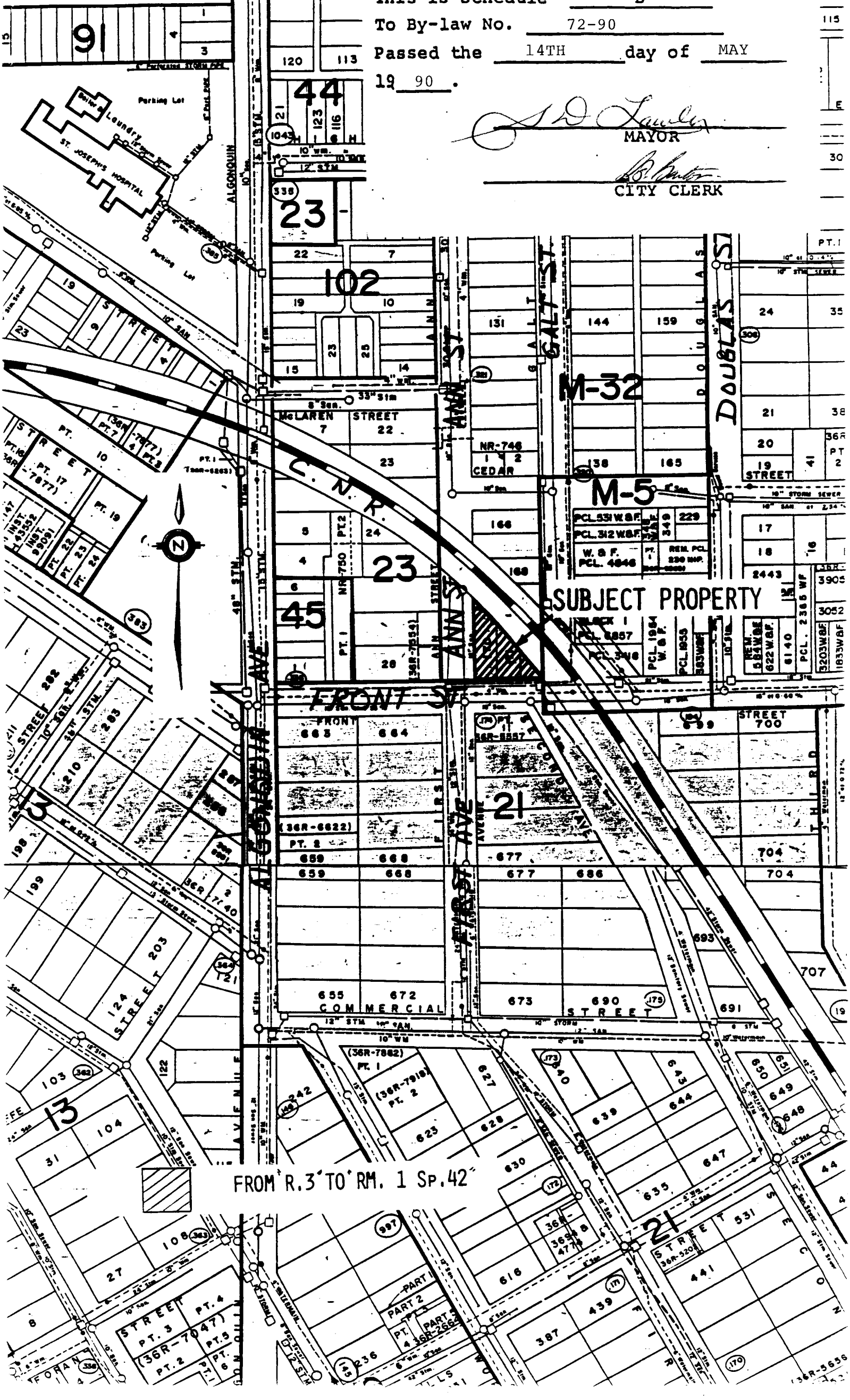


SUBJECT PROPERTY



This is Schedule " B "  
To By-law No. 72-90  
Passed the 14TH day of MAY  
19 90 .

*S.D. Lawley*  
MAYOR  
*B. Carter*  
CITY CLERK



FROM R.3 TO RM. 1 SP.42

This is Schedule "  C  "

To By-law No.  72-90

Passed the  14TH  day of  MAY

19  90  .

  
MAYOR

  
CITY CLERK

SCHEDULE TO RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL ZONE NO.42 (RM.1 SP.42)

