

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

**BY-LAW NO. 2006-203**

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO REZONE  
CERTAIN LANDS ON WYLD STREET FROM  
A “RESIDENTIAL THIRD DENSITY (R3)” ZONE TO A “RESIDENTIAL MULTIPLE  
FIRST DENSITY SPECIAL ZONE NO. 109 (RM1 SP. 109)”**

**(Dwightford Anthony Jr. and Shelly Truchon - 869 Wyld Street)**

WHEREAS the owner of the subject property has initiated 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 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-51” 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 Oct. 30/06 to approve this rezoning.

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

- 1) Schedule “B-51” 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 Registered Plan 62, Lot 120 in the City of North Bay), shown as hatched on Schedule “B” attached hereto from a “Residential Density Three (R3)” Zone to a “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” Zone.
- 2) Section 11 of the By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.3. :
  - 11.2.109 “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)”
  - 11.2.109.1 The property description of this “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” is Registered Plan 62, lot 120 along Wyld Street in the City of North Bay as shown on the attached Schedule, and on Schedule “B-51”.
  - 11.2.109.2 a) No person shall use land, or use, erect, or construct any building in this “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” except for the following uses:
    - duplex dwellings;
    - triplex dwellings; and
    - accessory home based businesses.
  - 11.2.109.2 b) The regulations for this “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” are as follows:
    - i) The minimum front yard setback shall be twelve and four tenths (12.4) metres.

- ii) The minimum lot area per dwelling unit shall not be less than one hundred sixty (160) square metres.
- iii) The interior westerly side yard setback shall not be less than six-tenths (0.6) of a metres.


11.2.109.3 The use of land or building in this “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” 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 “Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)” as shown on Schedule “C” to this By-law.
- 4) Pursuant to Section 41 of the Planning Act, R.S.O. 1990 as amended; those plans shown as hatched on Schedule “B” attached hereto are hereby designated as a site plan control area.
- 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 30th DAY OF October 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 30th DAY OF October 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 11th DAY OF December 2006.

  
\_\_\_\_\_  
MAYOR, VIC FEDELI

  
\_\_\_\_\_  
CITY CLERK, CATHERINE CONRAD

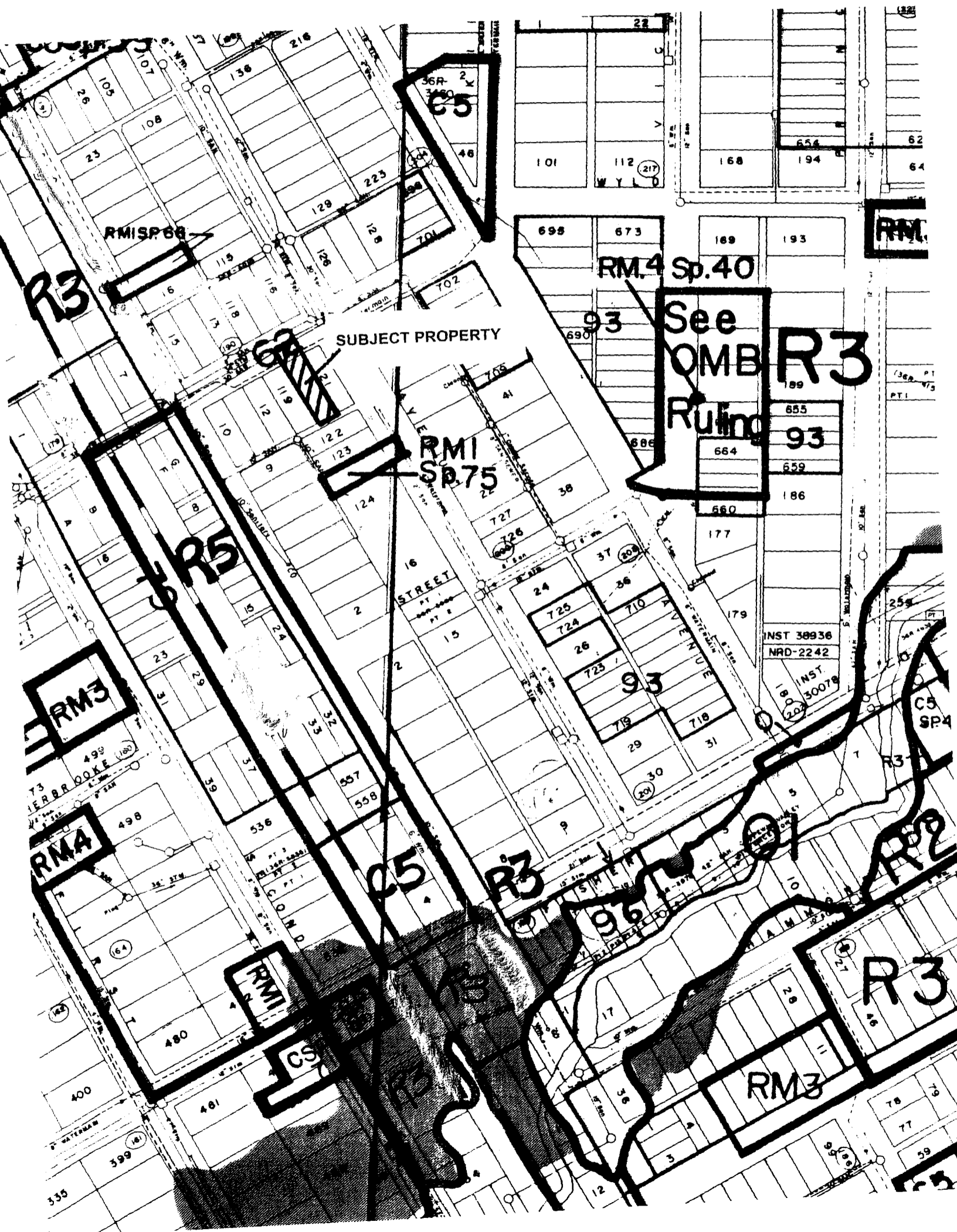
This is Schedule "A"

To By-law No. 2006-203

Passed the 11 day of December 2006

*[Signature]*  
Mayor, Vic Fedeli

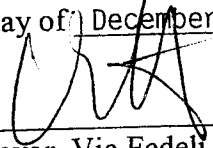
*[Signature]*  
City Clerk, Catherine Conrad




This is Schedule "B"

To By-law No. 2006-203

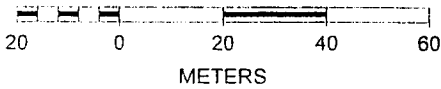
Passed the 11 day of December 20 06

  
Mayor, Vic Fedeli

  
City Clerk, Catherine Conrad



SCALE 1 : 1,500



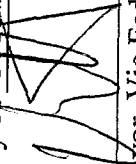
N



This is Schedule "C"

To By-law No. 2006-203

Passed the 11 day of December 2006

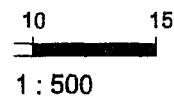
  
Mayor, Vic Fedeli

*Catherine Conrad*  
City Clerk, Catherine Conrad

OF

This is Schedule to "Residential Multiple First Density Special Zone No. 109 (RM1 Sp. 109)"

INO 62  
NORTH BAY  
SSING  
veying Inc.



PLAN ARE IN  
ERTED TO FEET  
048.



Urso Surveying Inc.  
urveyors ♦ Canada Land Surveyors  
anning Consultants

1501 SEYMOUR STREET, NORTH BAY, ON P1B 8G4  
TEL: (709) 474-1210  
FAX: (709) 474-1783

DRAWN BY: CHM  
CHECKED BY: R.D. MILLER O.L.S.  
FIELD:  
W.O. 2076

PROPERTY AREA = 482.63 m<sup>2</sup>  
AREA OF THE MAIN BUILDING = 107.31 m<sup>2</sup>  
% LOT COVERAGE = 22.23 %  
REQUIRED No OF PARKING SPACES = 6  
No OF COMPACT PARKING SPACES = 3  
No OF REGULAR PARKING SPACES = 4  
FRONT YARD AREA = 102.38 m<sup>2</sup>  
% FRONT YARD COVERAGE BY PARKING = 48.85 %

