

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2002-78

**A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON MCKEOWN AVENUE
FROM A “RESIDENTIAL THIRD DENSITY (R3)” ZONE
TO A “RESIDENTIAL MULTIPLE FIRST DENSITY
SPECIAL ZONE NO. 83 (RM1 SP.83)”
(RENE AND EILA ROSS – MCKEOWN AVENUE)**

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 “B43” 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 July 8, 2002 to approve this rezoning.

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

- 1) Schedule “B43” 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, Part Lots 2000-2003, Part 4, NR-1401, Part Parcel 10976 W&F) along McKeown Avenue in the City of North Bay, shown as hatched on Schedules “B” and “C” attached hereto from a “Residential Third Density (R3)” zone to a “Residential Multiple First Density Special Zone No. 83 (RM1 Sp.83)”.
- 2) All building structures erected or altered and the use of land in such “Residential Multiple First Density Special Zone No. 83 (RM1 Sp.83)” 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.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.83:

“11.2.83 “Residential Multiple First Density Special Zone No. 83 (RM1 Sp.83)”
11.2.83.1 The property description of this “Residential Multiple First Density Special Zone No. 83 (RM1 Sp.83)” is Plan M-177, Part Lots 2000 – 2003, Part 4, NR-1401, Part Parcel 10976 W&F along McKeown Avenue in the City of North Bay as shown on the attached Schedules and on Schedule “B-43”.

11.2.83.2(a) No person shall use land, or use, erect, or construct any building or structure in this “Residential Multiple First Density Special Zone No. **83** (RM1 Sp.83)” except for the following uses:

- double duplex dwelling;
- triplex dwelling;
- parks, playgrounds, non-profit uses;
- day nursery;
- institutional use;
- accessory home based business.

11.2.83.2(b) The regulations for this “Residential Multiple First Density Special Zone No. **83** (RM1 Sp.83)” are as follows:

- i) the lot frontage requirement for a double duplex shall be eighteen (18) metres;
- ii) the minimum lot area per dwelling unit for a double duplex shall be one hundred and forty (140) square metres;
- iii) the minimum front yard shall be four (**4**)metres.

11.2.83.3 The use of land or building in this “Residential Multiple First Density Special Zone No. **83** (Rh41 Sp.83)” 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. **83** (RM1 Sp.83)” 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.

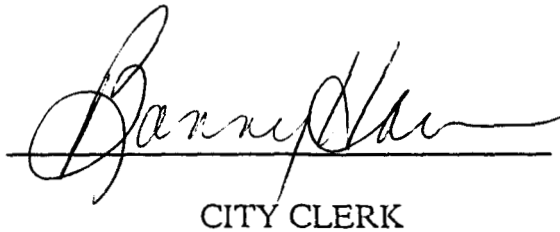
READ A FIRST TIME IN OPEN COUNCIL THE 8TH DAY OF JULY
2002

READ A SECOND TIME IN OPEN COUNCIL THE 22ND DAY OF JULY
2002

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 22ND DAY
OF JULY 2002.



MAYOR



CITY CLERK

This is Schedule "A"

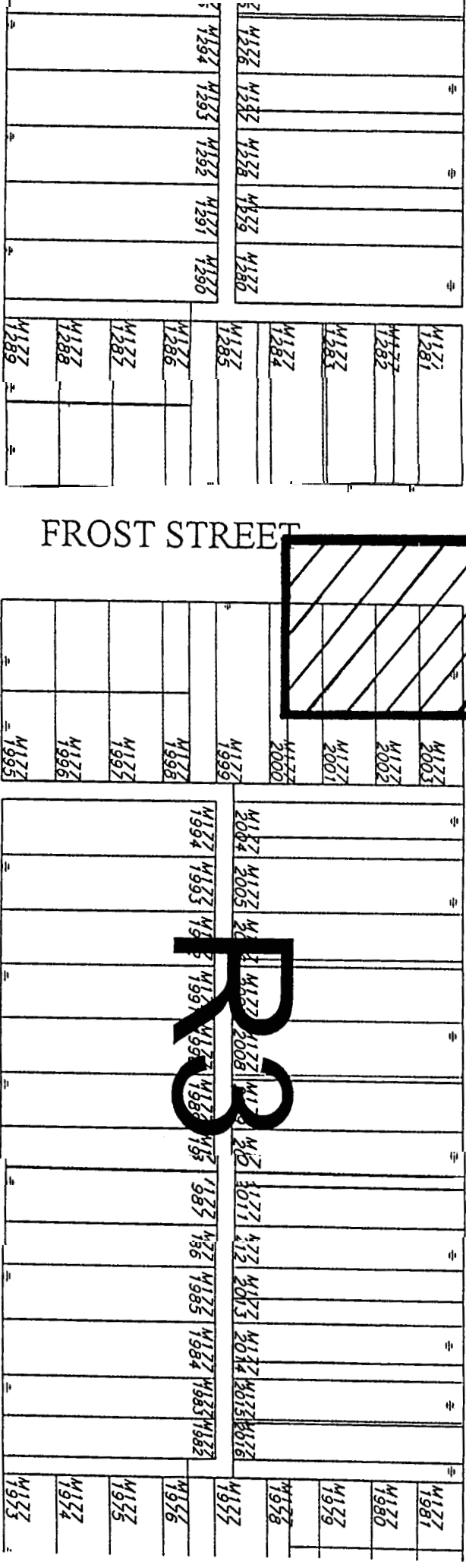
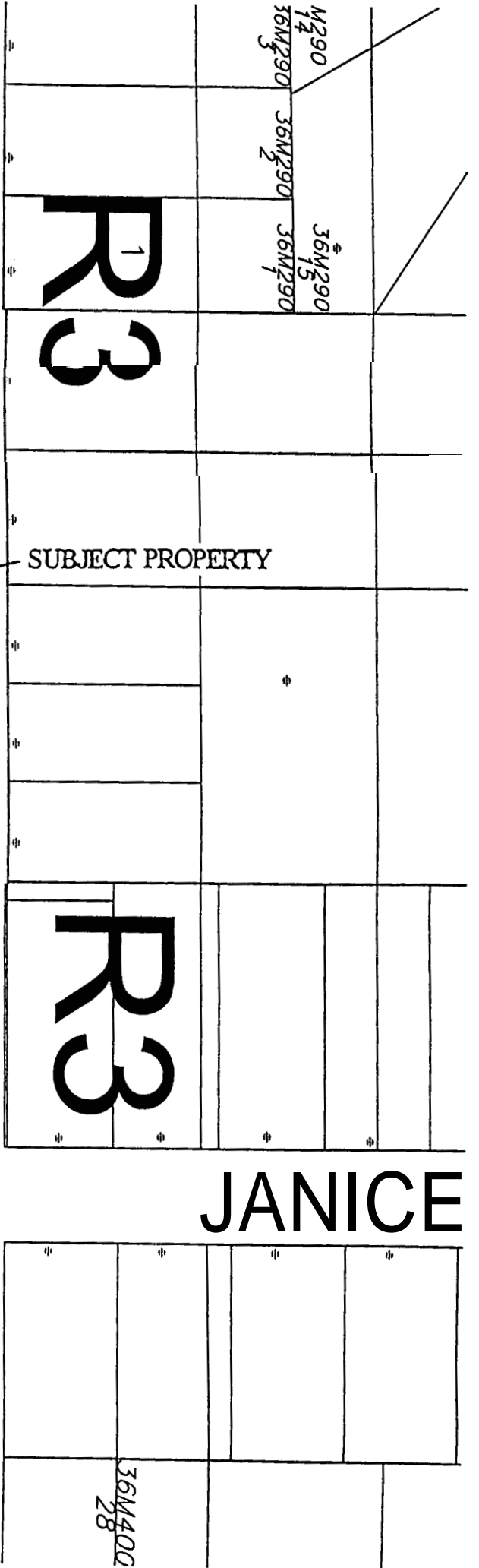
To By-Law No. 2002-78

Passed the 22nd day of July

20 02.

[Signature]
 Mayor

[Signature]
 City Clerk



ANGUS AVENUE

McKEWON AVENUE

FROST STREET

SUBJECT PROPERTY

JANICE

