

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 36-88

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON MAIN STREET WEST FROM A "RESIDENTIAL MULTIPLE FIRST DENSITY (RM.1)" ZONE, TO A "RESIDENTIAL MULTIPLE THIRD DENSITY SPECIAL ZONE NO. 29 (RM.3 Sp. 29)" (PERUT CONSTRUCTION LIMITED) 848 - 852 MAIN STREET WEST

WHEREAS the owner of the 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 23 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 Lot 54, Plan No. 13, along Main Street West in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Residential Multiple First Density (RM.1)" Zone to a "Residential Multiple Third Density Special Zone No. 29 (RM.3Sp.29)".
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.29.

"11.2.29 "Residential Multiple Third Density Special Zone No. 29 (RM.3 Sp. 29)"

11.2.29.1 The property description of this "Residential Multiple Third Density Special Zone No. 29 (RM.3 Sp.29)" Zone is Lot No. 54, Plan No. 13, along Main Street West in the City of North Bay as shown on the attached Schedule and Schedule "B-42".

11.2.29.2 (a) No person shall use land, erect, or construct any building or structure in this "Residential Multiple Third Density Special Zone No. 29 (RM.3 Sp. 29)" Zone except for the following uses:

 - (i) The maximum gross floor area as a percent of lot area shall be seventy-five (75) percent;

- (ii) The minimum lot frontage shall be twenty (20) metres;
- (iii) The minimum usable Open Space as a percent of the gross floor area shall be twenty-eight (28) percent;
- (iv) The minimum front yard sideyard and rear yard setback shall be as illustrated on Schedule to "Residential Multiple Third Density Special Zone No. 29 (RM.3 Sp. 29)";
- (v) The maximum height of the building shall be two (2) storeys.

11.2.29.3 The use of land or buildings in this "Residential Multiple Third Density Special Zone No. 29 (RM.3 Sp.29)" 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 Third Density Special Zone No. 29 (RM.3 Sp. 29)" 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 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.

(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 objections, 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.

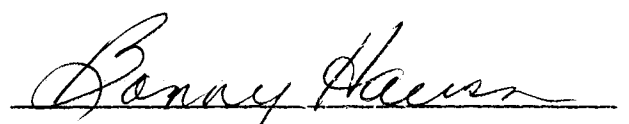
READ A FIRST TIME IN OPEN COUNCIL THE 14TH DAY OF MARCH, 1988.

READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF APRIL, 1988

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 25TH DAY OF

APRIL, 1988.


MAYOR


DEPUTY CITY CLERK

This is Schedule " 1 A "

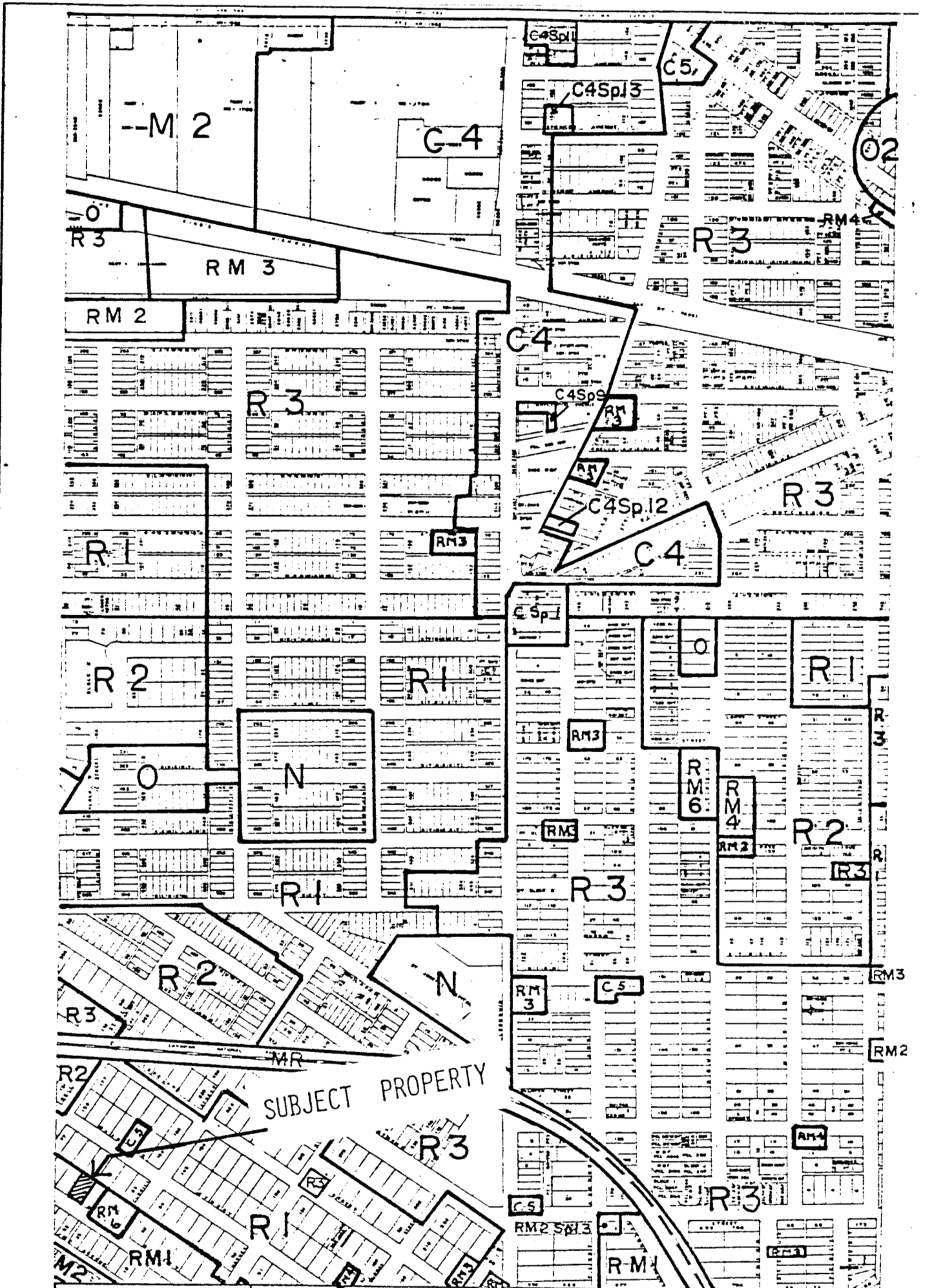
To By-law No. 36-88

Passed the 25th day of April

19 88.

Stan J. Taylor
MAYOR

Bonny Han
DEPUTY CITY CLERK



SCHEDULE

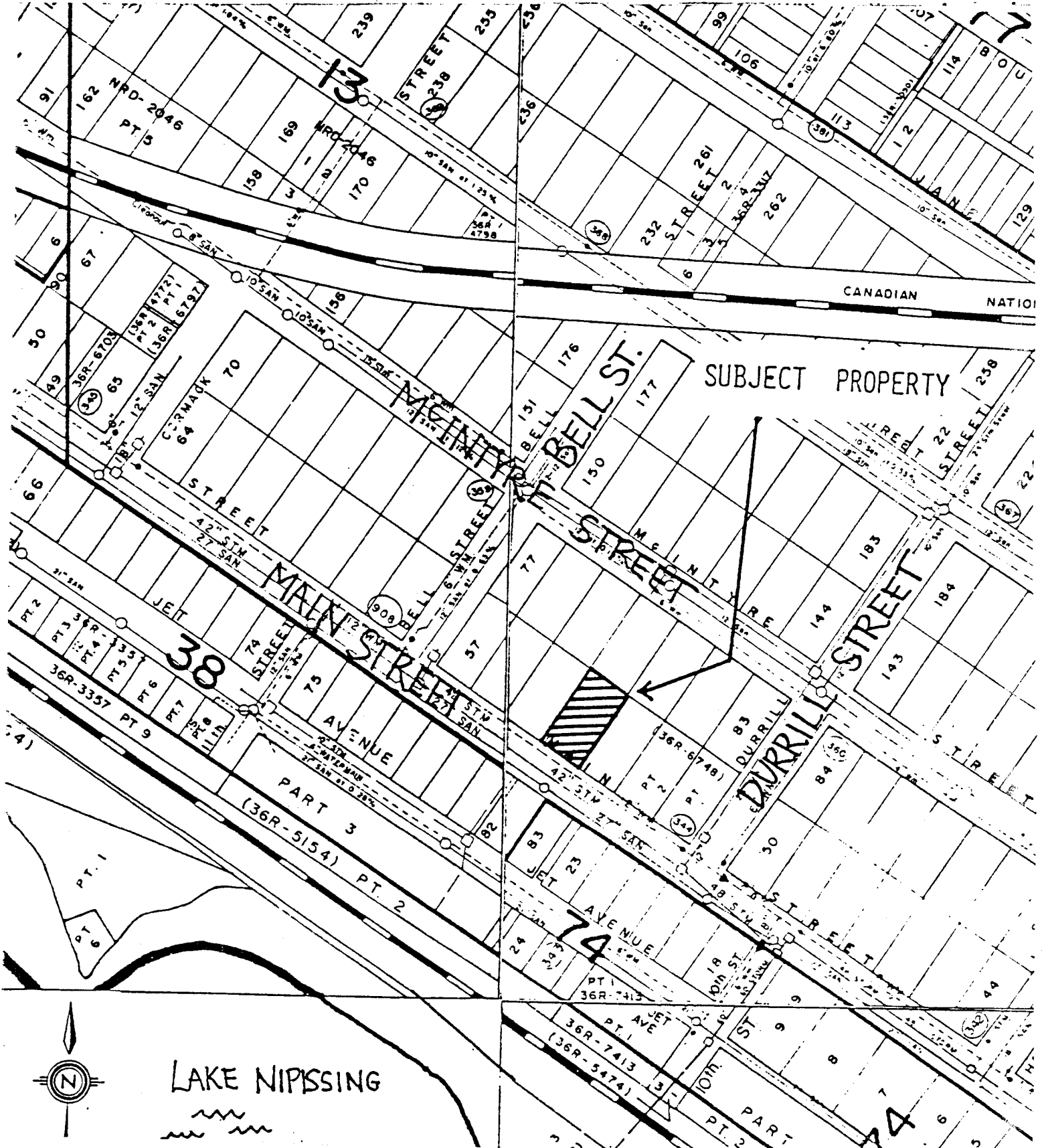
B - 42

CITY OF NORTH BAY

ZONING BY-LAW N^o 28-80

This is Schedule " B "
To By-law No. 36-88
Passed the 25th day of April
19 88.

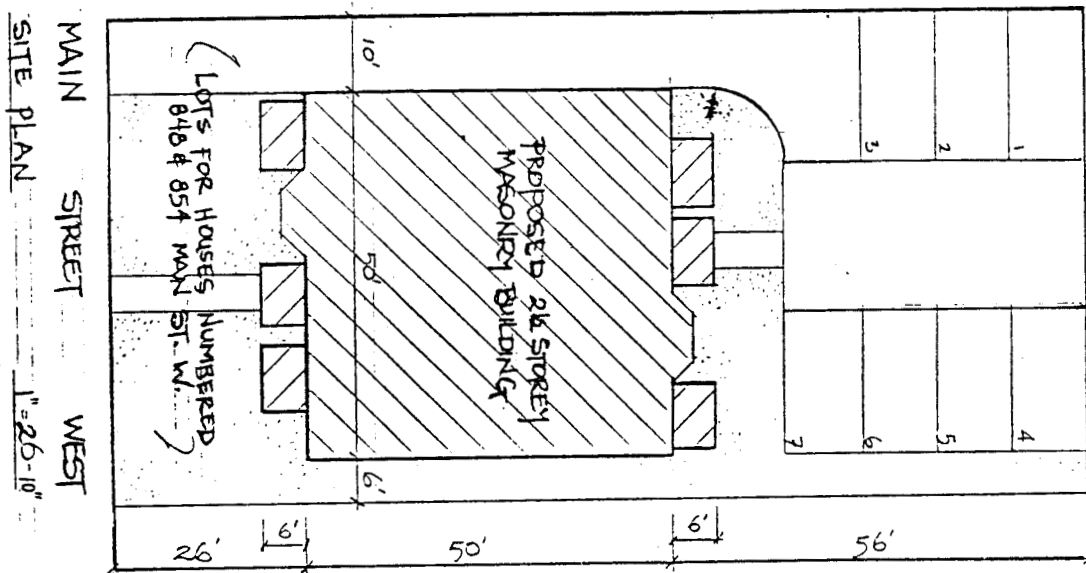
Stan D. Taylor
MAYOR
Bonnie Haun
DEPUTY CITY CLERK



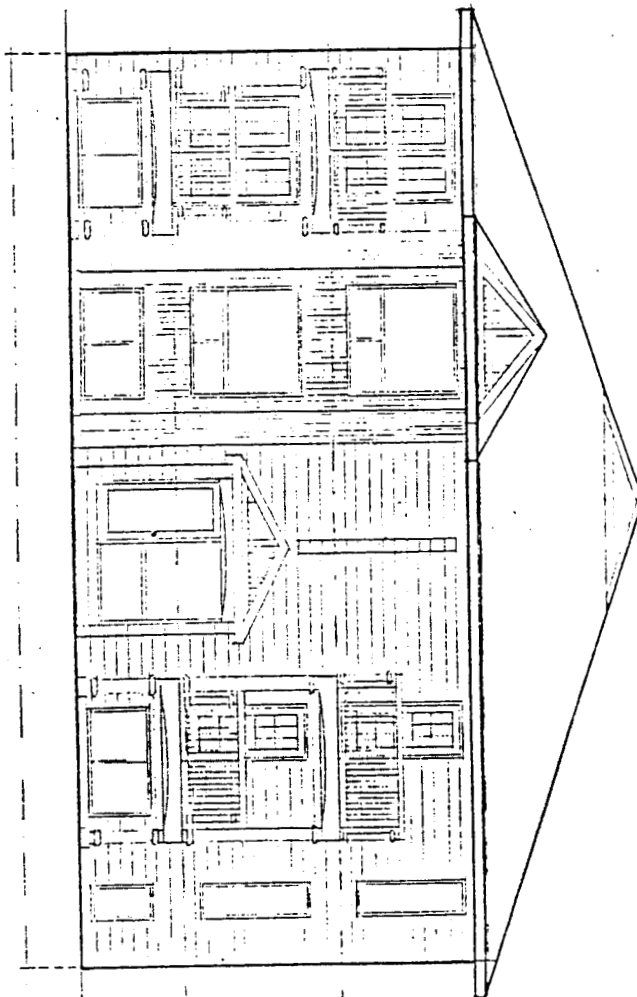
From "Multiple First Density (RM.1)" Zone
To "Residential Multiple Third Density Special Zone No.29(RM.3 Sp 29)"

Stan D. Faulkner
MAYOR

Benny Hawn
DEPUTY CITY CLERK



MAIN STREET WEST
SITE PLAN 1" = 26'-10"



STREET ELEVATION

1" = 10'-9"

TOTAL HEIGHT = 31'-2"

PROPOSED SIX UNIT CONDOMINIUM BUILDING FOR S. PERUIT.
GERALD T. COX ARCHITECT 373 FREDERICK STREET
MONTREAL EAST, QUEBEC Q1H 1R3 472-8350
DATE: DEC. 15th 1987. DRAWN BY: B. SZUECZAKOWICZ.
JOB NUMBER: 87-57

