

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 137-87

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS WEST OF THE GRANITEVILLE SUBDIVISION FROM "RESIDENTIAL HOLDING (RH)" TO "RESIDENTIAL FIRST DENSITY (R.1)", "RESIDENTIAL SECOND DENSITY (R.2)", "RESIDENTIAL THIRD DENSITY (R.3)", "RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL (RM.2 Sp)", "RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL (RM.4Sp)", "NEIGHBOURHOOD COMMERCIAL (C.5)", AND "OPEN SPACE (0)" (254623 INVESTMENTS LIMITED).

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-44 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-44" 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 Parcel 4802 W&F, part of parcels 4260 W&F, 4585 W&F, and 4372 W&F, Part 1 of Plan 36R-4756, Part 1 of Plan NR-1678, and Part of Part 1 Plan NR-761 in the City of North Bay, and shown as hatched on Schedule "B" attached hereto) from a "Residential Holding (RH)" Zone to "Residential First Density (R.1)" Zone, "Residential Second Density (R.2)" Zone, "Residential Third Density (R.3)" Zone, "Residential Multiple Fourth Density Special Zone No. 23 (RM4 Sp.23)" "Residential Multiple Second Density Special Zone No. 24 (RM2 Sp.24)" "Neighbourhood Commercial (C.5)" Zone, and "Open Space (0)" Zone.
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.12:

"11.2.23 "Residential Multiple Fourth Density Special Zone No. 23 (RM.4 Sp.23)"

11.2.23.1 The property description of this "Residential Multiple Fourth Density Special Zone No. 23 (RM.4 Sp.23)" Zone is: Part of Parcel 4802 W&F and Part of Parcel 4372 W&F in the City of North Bay as shown on the attached Schedule and Schedule "B-44".

11.2.23.2 (a) No person shall use land or erect or construct any building or structure in this "Residential Multiple Fourth Density Special Zone No. 23 (RM.4Sp.23)" Zone except for the following uses:

200 Apartment Dwelling Units with a maximum height of three storeys

Accessory Uses to the Above

11.2.23.2 (b) The regulations for this "Residential Multiple Fourth Density Special Zone No. 23 (RM.4 Sp.23)" Zone are as follows:

- (i) The maximum gross floor area as a percent of lot area shall be one hundred (100) percent;
- (ii) The minimum lot frontage shall be Thirty (30) metres;
- (iii) The minimum usable Open Space as a percent of gross floor area shall be fifty (50) percent;
- (iv) The minimum front yard setback shall be one-half the height of the building, but not less than seven and six-tenths (7.6) metres;
- (v) The minimum side yard shall be one-half the height of the building, but not less than six (6) metres;
- (vi) The minimum side yard setback from the exterior side lot line shall be one-half the height of the building, but not less than six (6) metres;
- (vii) The minimum rear yard shall be one-half the height of the building, but not less than seven and six-tenths (7.6) metres; and
- (viii) The maximum height of the apartment buildings shall be three (3) storeys.

11.2.23.3 The use of land or buildings in this "Residential Multiple Fourth Density Special Zone No. 23 (RM.4 Sp.23)" 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 Fourth Density Special Zone No. 23 (RM4.Sp.23)" as shown on Schedule "C" to this By-law.

4. Section 11 of By-law No. 28-80 is further amended by inserting at the end thereof the following Section 11.2.24:

"11.2.24 Residential Multiple Second Density Special Zone No. 24 (RM.2 Sp.24)"

11.2.24.1 The property description of this "Residential Multiple Second Density Special Zone No. 24 (RM2 Sp.24)" Zone is:

Part of Parcel 4802 W&F in the City of North Bay as shown on the attached Schedule and Schedule "B-44".

11.2.24.2 (a) No person shall use land or erect or construct any building or structure in this "Residential Multiple Second Density Special Zone No. 24 (RM.2 Sp.24)" Zone except for the following uses:
 110 Townhouse units
 Accessory Uses to the Above.

11.2.24.2 (b) The regulations for this "Residential Multiple Second Density Special Zone No. 24 (RM.2 Sp.24)" Zone are as follows:

- (i) The minimum lot frontage shall be thirty (30) metres;
- (ii) The maximum lot coverage shall be thirty (30) percent;
- (iii) The minimum front yard setback shall be six (6) metres;
- (iv) The minimum side yard shall be one and two-tenths (1.2) metres for one storey and an additional sixty-one (61) centimetres for each additional storey or part thereof, but one side yard must have a minimum width of six (6) metres and an exterior side yard must have a minimum width of three (3) metres;
- (v) The minimum rear yard shall be seven and six-tenths (7.6) metres;
- (vi) The maximum number of dwelling units per building shall be eight (8); and
- (vii) The minimum distance between buildings shall be equal to the average height of the two adjacent buildings or portions thereof.

11.2.24.3 The use of land or buildings in this "Residential Multiple Second Density Special Zone No. 24 (RM.2 Sp.24)" Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

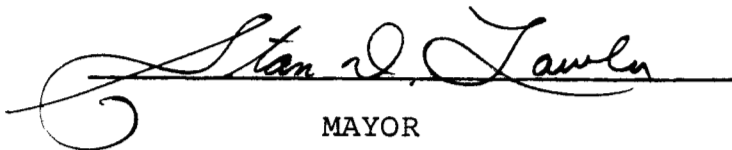
- 5. Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Residential Multiple Second Density Special Zone No. 24 (RM.2 Sp.24)" as shown on Schedule "D" to this By-law.
- 6. (a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed 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.

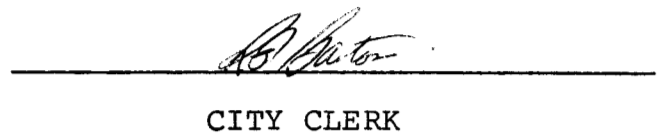
(c) Where one or more notices of appeal are filed with the Clerk of The Corporation of The City of North Bay within thirty-five (35) days from the passing of this By-law setting out the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 31st DAY OF AUGUST 19 87.

READ A SECOND TIME IN OPEN COUNCIL THE 14th DAY OF September 19 87.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 14th DAY
OF September 19 87.


MAYOR


CITY CLERK

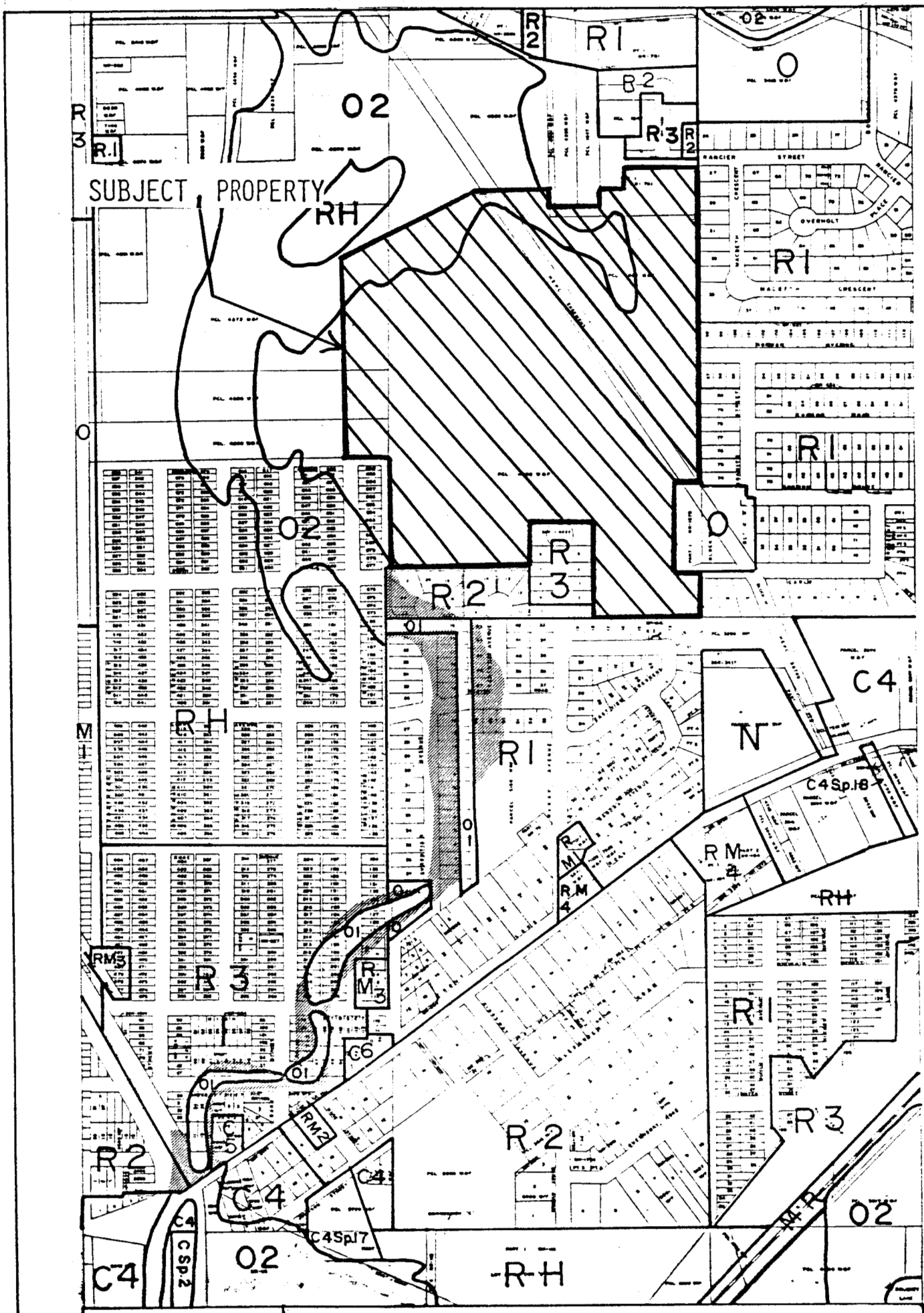
To By-law No. 137-87

Passed the 14th day of September

19 87

Stan D. Fowler
MAYOR

A. Butler
CITY CLERK

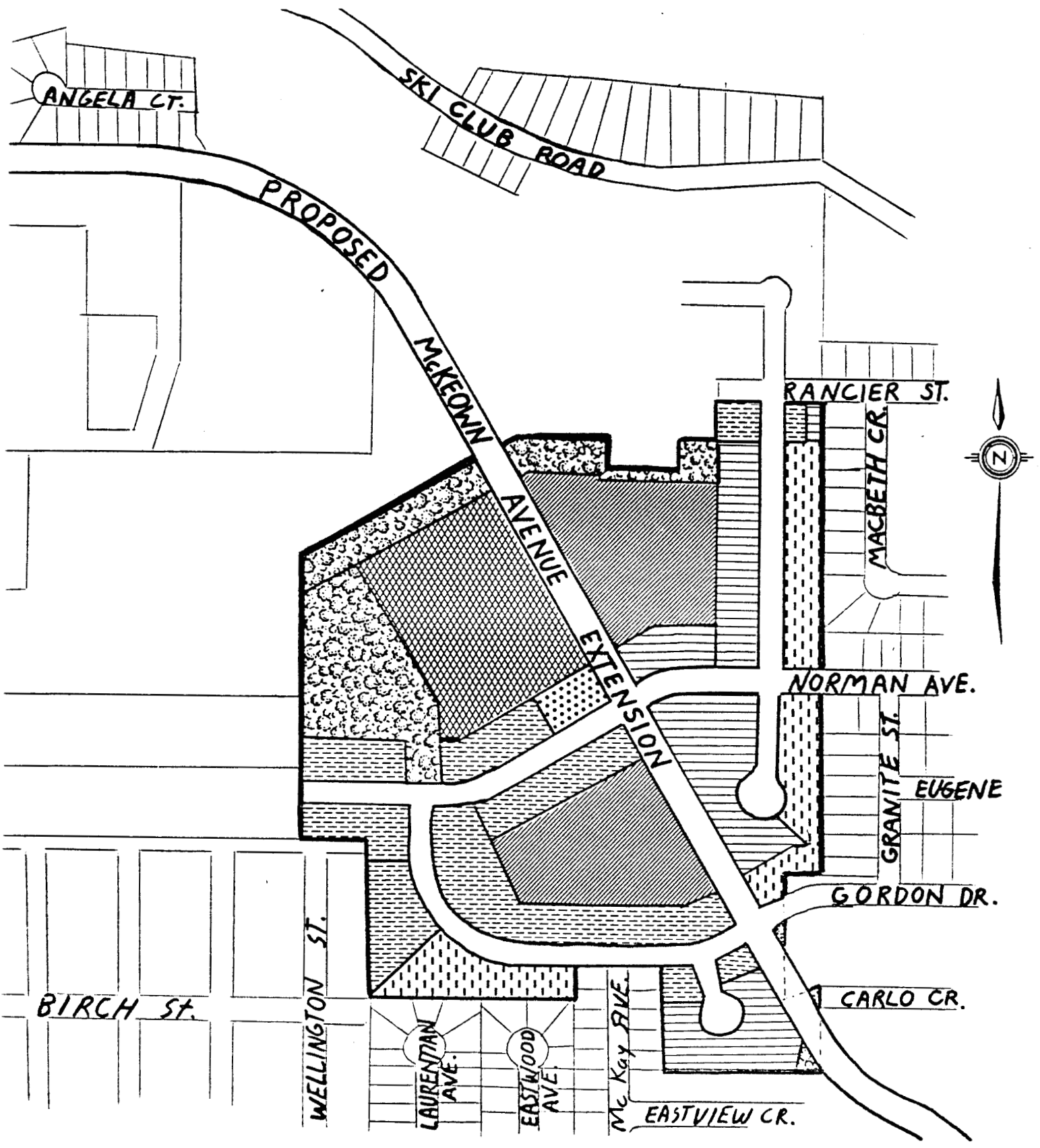








<p>SCHEDULE B - 44 0 100m</p>	<p>CITY OF NORTH BAY ZONING BY-LAW N° 28-80 SITE PLAN CONTROL - SEE SECTION 3.38 (a) 11-79</p>
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This is Schedule " B "
 To By-law No. 137-87
 Passed the 14th day of September
 19 87 .

Stan D. Lawler
 MAYOR

B. Eaton
 CITY CLERK



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|---|--------------------|---|--------------------------|
|  | FROM "RH" TO "O" |  | FROM "RH" TO "RM.2Sp.24" |
|  | FROM "RH" TO "R.1" |  | FROM "RH" TO "RM.4 Sp23" |
|  | FROM "RH" TO "R.2" |  | FROM "RH" TO "C.5" |

This is Schedule " C "

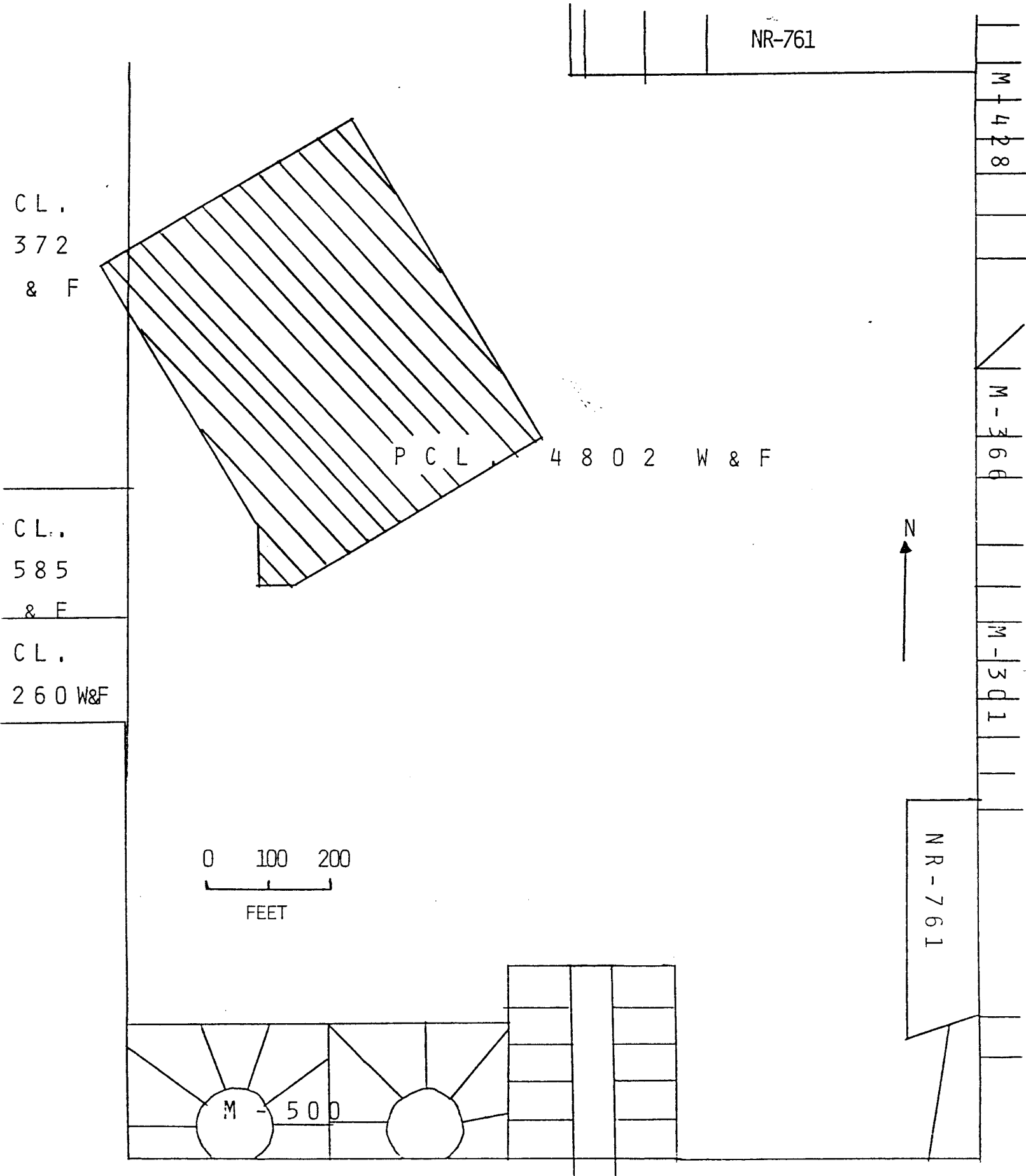
To By-law No. 137-87

Passed the 14th day of September,
19 87.

Stan D. Jawlan
MAYOR

[Signature]
CITY CLERK

SCHEDULE TO "RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL ZONE NO. 23(RM4SP.23)"



This is Schedule " D "

To By-law No. 137-87

Passed the 14th day of September ,
19 87 .

Stan D. Lawler
MAYOR

AB Butler
CITY CLERK

SCHEDULE TO "RESIDENTIAL MULTIPLE SECOND DENSITY SPECIAL ZONE NO. 24(RM2SP,24)"

