

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 218-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON FRASER STREET  
FROM A "RESIDENTIAL SECOND DENSITY (R.2)"  
ZONE TO A "RESIDENTIAL THIRD DENSITY  
SPECIAL ZONE NO. 49 (R.3 SP.49)"  
(G. LAWLOR - 1414 FRASER 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-51 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-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 Part of Lot 228, Plan 57 along Fraser Street in the City of North Bay, shown as hatched on Schedules "B" and "C" attached hereto) from a "Residential Second Density (R.2)" zone to a "Residential Third Density Special Zone No. 49 (R.3 Sp.49)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.49:

11.2.49           "Residential Third Density Special No. 49  
(R.3 Sp.49)"

11.2.49.1       The property description of this "Residential Third Density Special Zone No. 49 (R.3 Sp.49)" is part of Lot 228, Plan 57 along Fraser Street in the City of North Bay as shown on the attached Schedules and Schedule "B-51".

11.2.49.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 49 (R.3 Sp.49)", except for the following uses:

- Duplex Dwelling Unit.

11.2.49.2(b) The regulations for this "Residential Third Density Special Zone No. 49 (R.3 Sp.49)" 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 nineteen and zero-tenths (19.0) metres;
- iii) the minimum front yard setback shall be five and four-tenths (5.4) metres;
- iv) the minimum easterly side yard setback shall be one and five-tenths (1.5) metres;
- v) the minimum westerly side yard setback shall be five and six-tenths (5.6) metres;
- vi) the minimum rear yard setback shall be six and seven-tenths (6.7) metres.


11.2.49.3 The use of land or buildings in this "Residential Third Density Special Zone No. 49 (R.3 Sp.49)" 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 Third Density Special Zone No. 49 (R.3 Sp.49)" 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 12TH DAY OF NOVEMBER 1990 .  
READ A SECOND TIME IN OPEN COUNCIL THE 7TH DAY OF JANUARY 1991 .  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 7TH DAY

OF JANUARY 1991 .

  
DEPUTY MAYOR

  
CITY CLERK

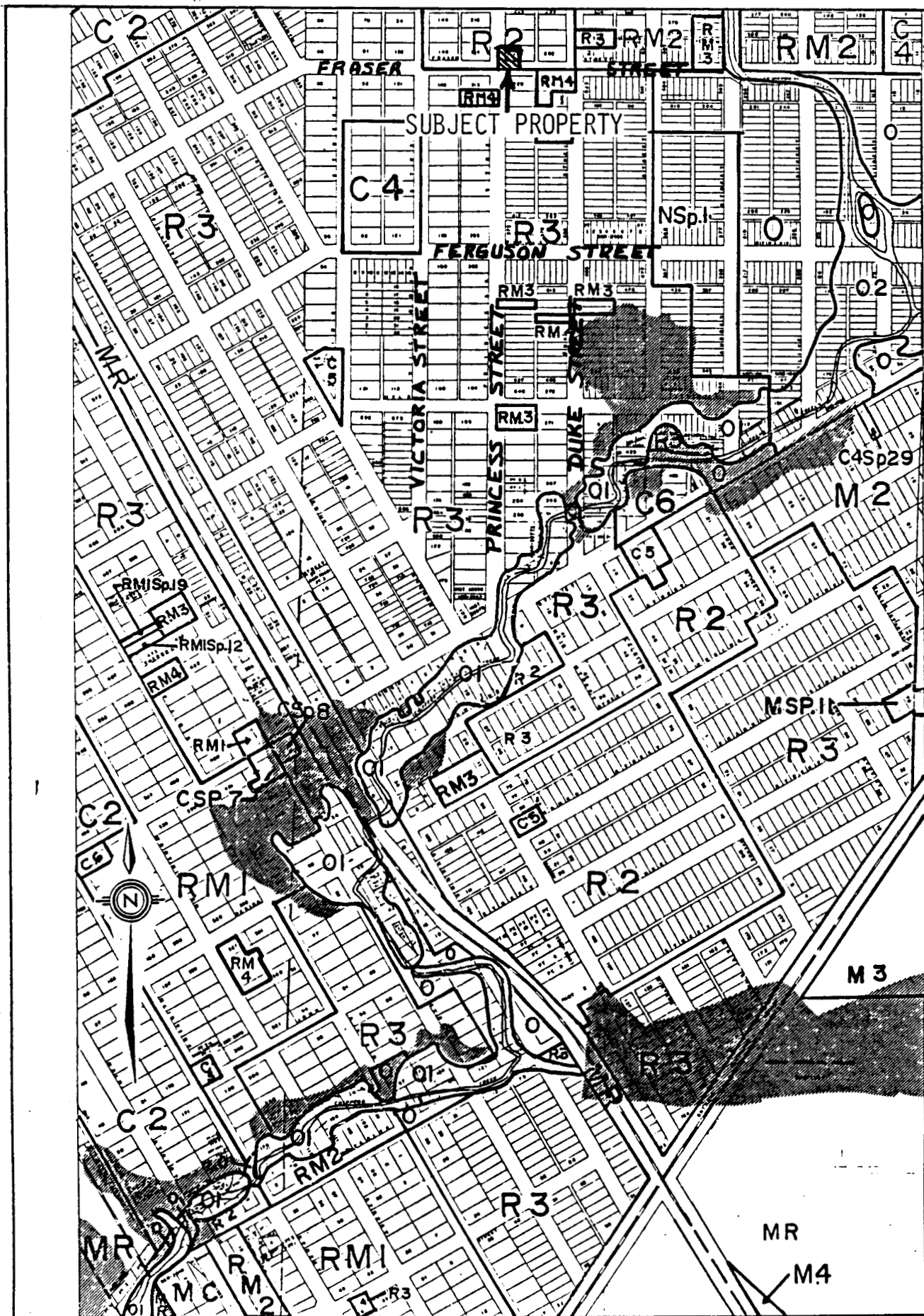
This is Schedule " A "

To By-law No. 218-90

Passed the 7TH day of JANUARY, 19 91 .

*J. A. ...*  
DEPUTY MAYOR

*A. B. ...*  
CITY CLERK



SCHEDULE

B - 51  
0 100m

CITY OF NORTH BAY  
ZONING BY-LAW N° 28-80

SITE PLAN CONTROL - SEE SECTION 3.38(a)

11-79

PT 11 8423  
PART 12 PT

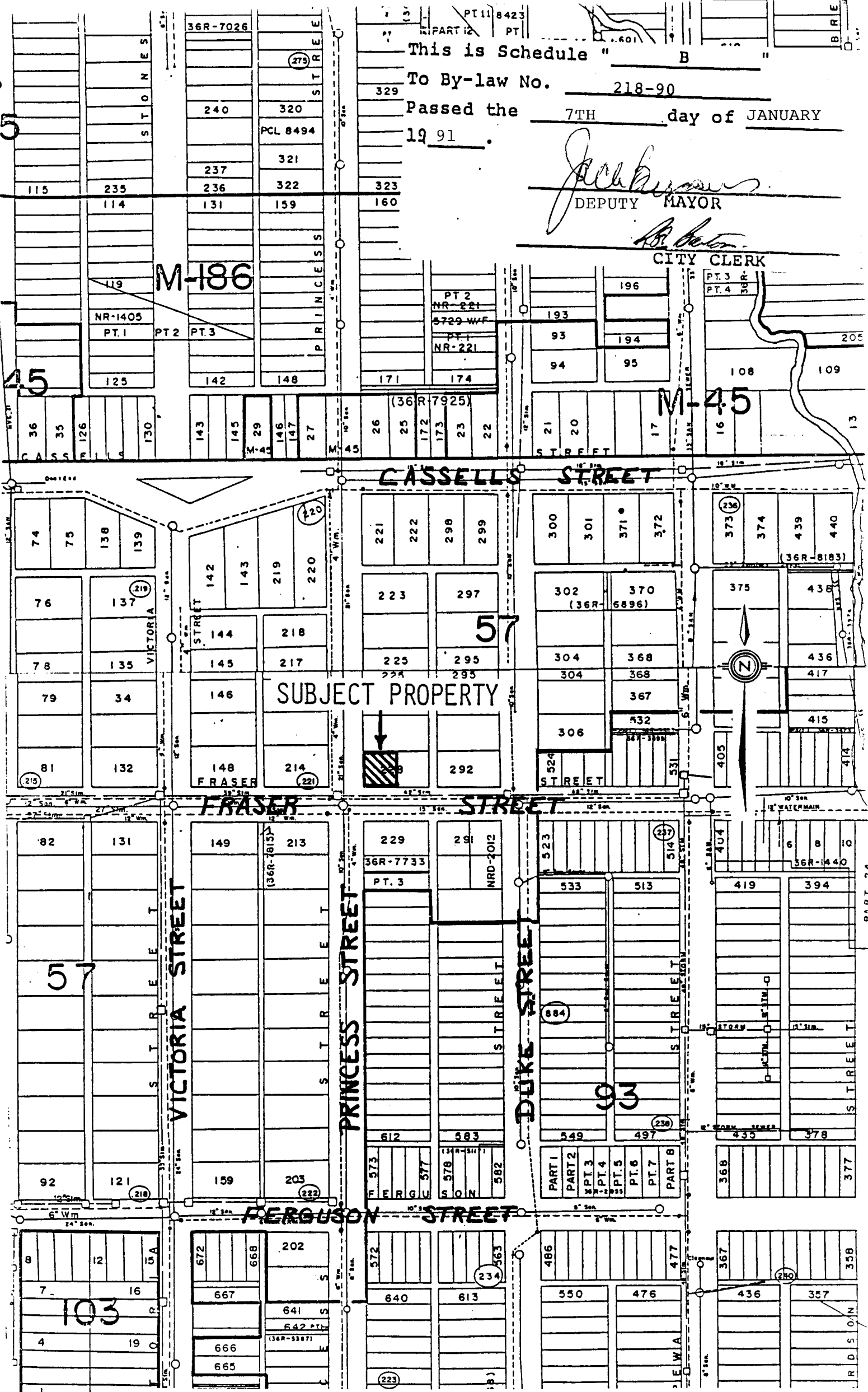
This is Schedule " B "

To By-law No. 218-90

Passed the 7TH day of JANUARY 19 91 .

*J. Chalmers*  
DEPUTY MAYOR

*R. B. ...*  
CITY CLERK



FROM A "RESIDENTIAL SECOND DENSITY (R.2)" ZONE  
TO A "RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO. 49 (R.3SP.49)

This is Schedule "C"

to By-law No. ~~218-90~~

Passed the 7TH day of

JANUARY 19 91.


  
DEPUTY MAYOR

  
CITY CLERK

SCHEDULE TO RESIDENTIAL THIRD DENSITY SPECIAL ZONE NO. 49 (R.3 Sp.49)

146	216
147	215
148	214

FRASER

226	294
227	293
 228	292

STREET

STREET

149	213
150	212
151	211

PRINCESS

229	291
230	290
231	289



Plan No. 57

0 100  
Feet