

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 201-87

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON MORLAND AVENUE FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A "RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL ZONE NO. 27 (RM1 SP.27)" (JACQUES/THIBAUT)

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-33" 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-33" 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 Parcel 8131 W&F along Morland Avenue in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Residential Third Density (R.3)" Zone to a "Residential Multiple First Density Special Zone No. 27 (RM1 Sp.27)".
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.27:

"11.2.27 "Residential Multiple First Density Special Zone No. 27 (RM1 Sp.27)"

 - 11.2.27.1 The property description of this "Residential Multiple First Density Special Zone No. 27 (RM.1 Sp.27)" Zone is:

Parcel 8131 W&F in the City of North Bay as shown on the attached Schedule and Schedule "B-33".
 - 11.2.27.2 (a) No person shall use land or erect or construct any building or structure in this "Residential Multiple First

Density Special Zone No. 27

(RM1 Sp. 27)" Zone except for the following uses:

A triplex dwelling;

Accessory Uses to the Above.

11.2.27.2(b) The regulations for this "Residential Multiple First Density Special Zone No. 27 (RM.1 Sp.27)" Zone are as follows:

- (i) The maximum gross floor area as a percent of lot area shall be thirty-five (35) percent;
- (ii) The minimum lot frontage shall be fifteen (15) metres;
- (iii) The minimum usable Open Space as a percent of gross floor area shall be fifty (50) percent;
- (iv) The minimum front yard, side yard and rear yard setback shall be as illustrated on the Schedule to "Residential Multiple First Density Special Zone No. 27 (RM.1 Sp.27)".
- (v) The maximum height of the building shall be two (2) storeys.

11.2.27.3 The use of land or buildings in this "Residential Multiple First Density Special Zone No. 27 (RM.1 Sp.27)" Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

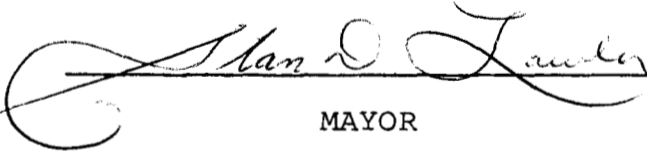
3. Section 11 of By-law No.28-80 is further amended by inserting "Schedule to Residential Multiple First Density Special Zone No. 27 (RM.1 Sp.27)" as shown on Schedule "C" to this By-law.


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 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 7TH DAY OF DECEMBER 1987.
READ A SECOND TIME IN OPEN COUNCIL THE 18 DAY OF JANUARY, 1988.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 18TH DAY OF
JANUARY 1988.


MAYOR


CITY CLERK

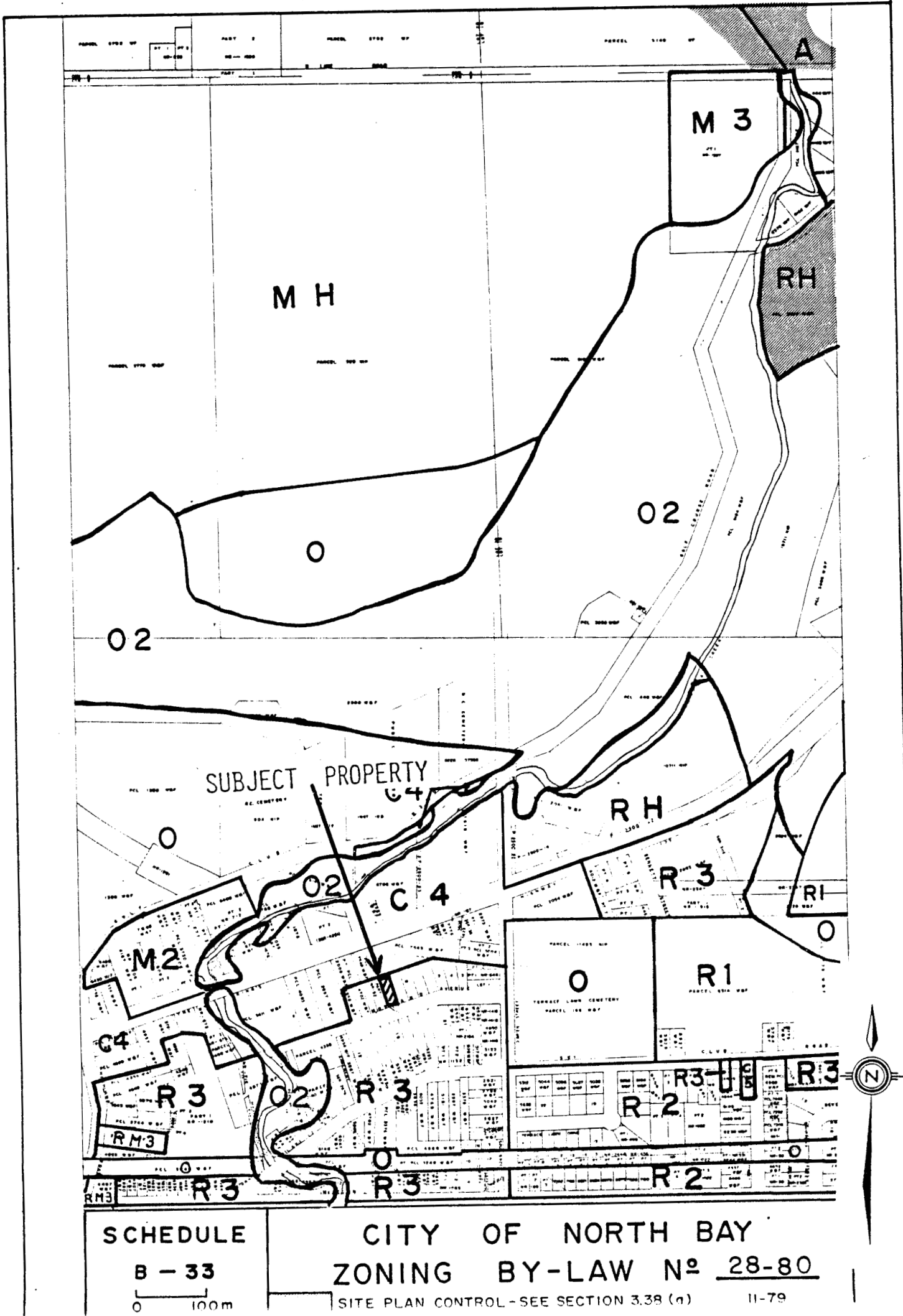
This is Schedule " A "

To By-law No. 201-87

Passed the 18th day of January ,
19 88 .

Stan D. Fowler
MAYOR

B. B. [Signature]
CITY CLERK



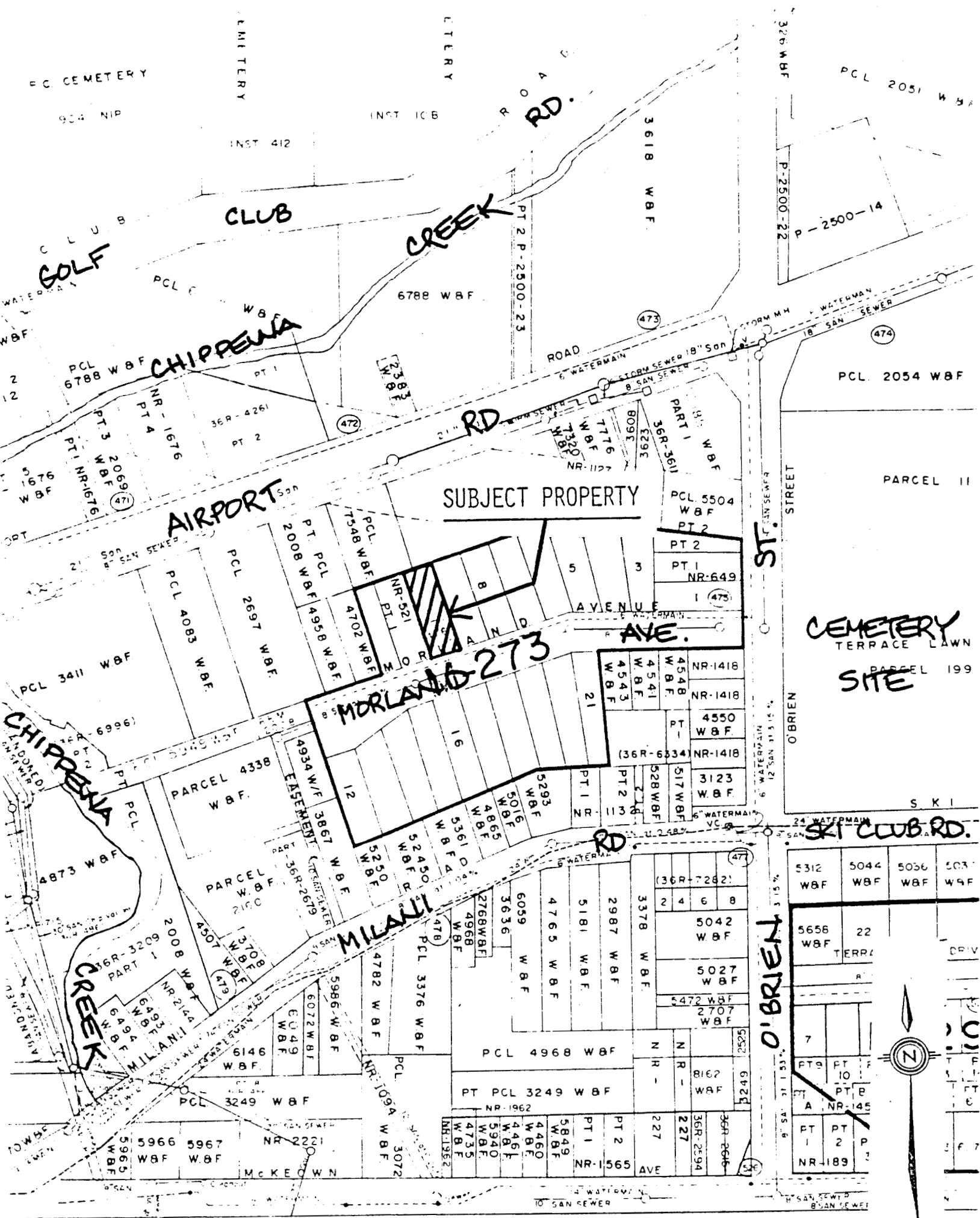
This is Schedule " B "

To By-law No. 201-87

Passed the 18th day of January 19 88 .

Stan D. Jewell
MAYOR

[Signature]
CITY CLERK



SURVEYOR'S CERTIFICATE This is Schedule "C"

LOT 10, REGISTERED to By-law No. 201-87

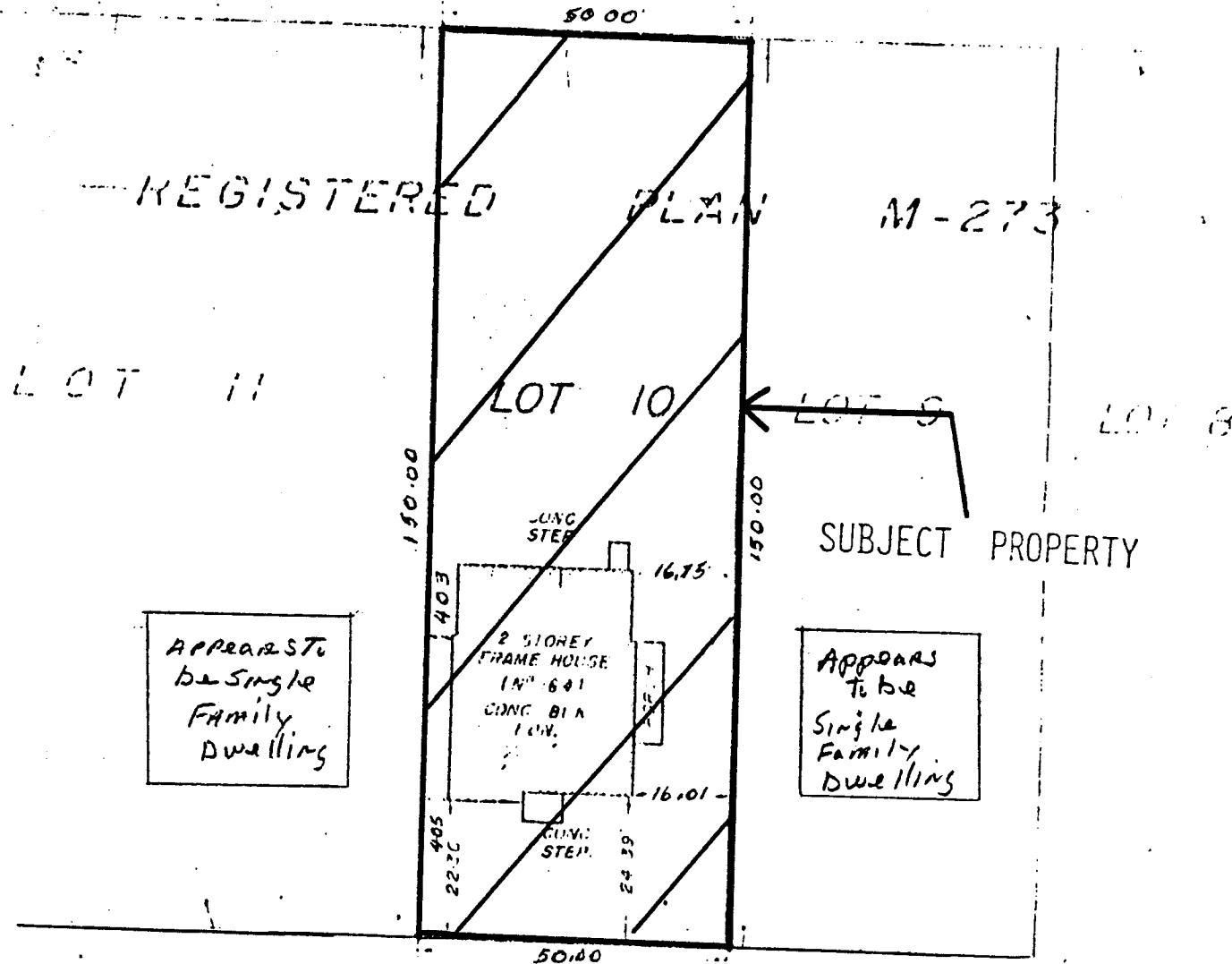
CITY OF NORTH BAY Passed the 18th day of

DISTRICT OF January 19 88

SCALE: 1 INCH

Stan D. Lawler
MAYOR

B. B. B.
CITY CLERK



I HEREBY CERTIFY THAT I HAVE EXAMINED LOT 10, REGISTERED PLAN M-273, CITY OF NORTH BAY AS ILLUSTRATED ABOVE AND HAVE FOUND THE BUILDING TO BE LOCATED THEREON AS SHOWN HEREON

MORNINGTON, ONTARIO
JUNE 15 11, 1977

J. A. Blackburn

J. A. BLACKBURN
MARRIED LAND SURVEYOR

APPROVED

John Stewart *Jaqueline Jacques*