

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 1999-140

**A BY-LAW TO AMEND BY-LAW NO. 28-80 TO  
REZONE CERTAIN LANDS ON FRONT STREET  
FROM A "RESIDENTIAL MULTIPLE FIRST  
DENSITY (RM1)" ZONE TO A "RESIDENTIAL  
THIRD DENSITY SPECIAL ZONE NO. 76 (R3 SP.76)"  
(D. FOISY - 621 FRONT 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-42" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

**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 Plan 21, Part Lots 680 and 681, Plan 36R-8525, Parts 7 to 10) along Front Street in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Multiple First Density (RM1)" zone to a "Residential Third Density Special Zone No. 76 (R3 Sp.76)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.76:
  - "11.2.76 "Residential Third Density Special Zone No. 76 (R3 Sp.76)"
  - 11.2.76.1 The property description of this "Residential Third Density Special Zone No. 76 (R3 Sp.76)" is Plan 21, Part Lots 680 and 681, Plan 36R-8525 parts 7 to 10 along Front Street in the City of North Bay as shown on the attached Schedules and Schedule "B-42".
  - 11.2.76.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 76 (R3 Sp.76)" except for the following uses:
    - single detached dwelling;
    - duplex dwelling;

- semi-detached dwelling;
- accessory home based business;
- parks, playgrounds, non-profit uses;
- institutional use.

11.2.76.2(b) The regulations for this "Residential Third Density Special Zone No. 76 (R3 Sp.76)" are as follows:

- i) The minimum lot area per dwelling unit shall be one hundred and eighty-seven (187) square metres.
- ii) The minimum lot frontage shall be seven (7.0) metres.
- iii) The minimum front yard setback shall be two and seven-tenths (2.7) metres.
- iv) The minimum northerly side yard setback shall be one and five-tenths (1.5) metres.
- v) The minimum southerly side yard setback shall be three and two-tenths (3.2) metres.
- vi) The minimum rear yard setback shall be three and two-tenths (3.2) metres.

11.2.76.3 The use of land or building in this "Residential Third Density Special Zone No. 76 (R3 Sp.76)" 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 Third Density Special Zone No. 76 (R3 Sp.76)" 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 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

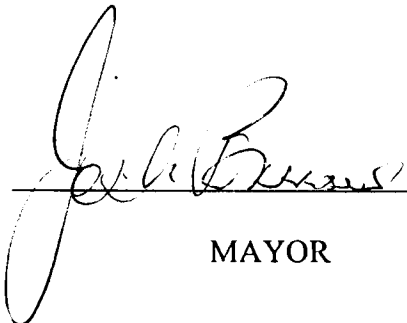
required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

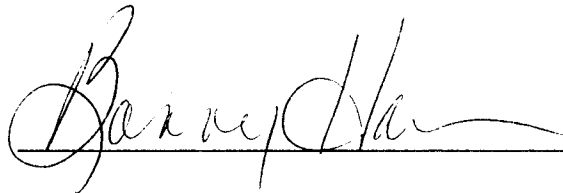
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, 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 November  
1999.

READ A SECOND TIME IN OPEN COUNCIL THE 6th DAY OF December  
1999.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 6th DAY  
OF December 1999.

  
MAYOR

  
CITY CLERK

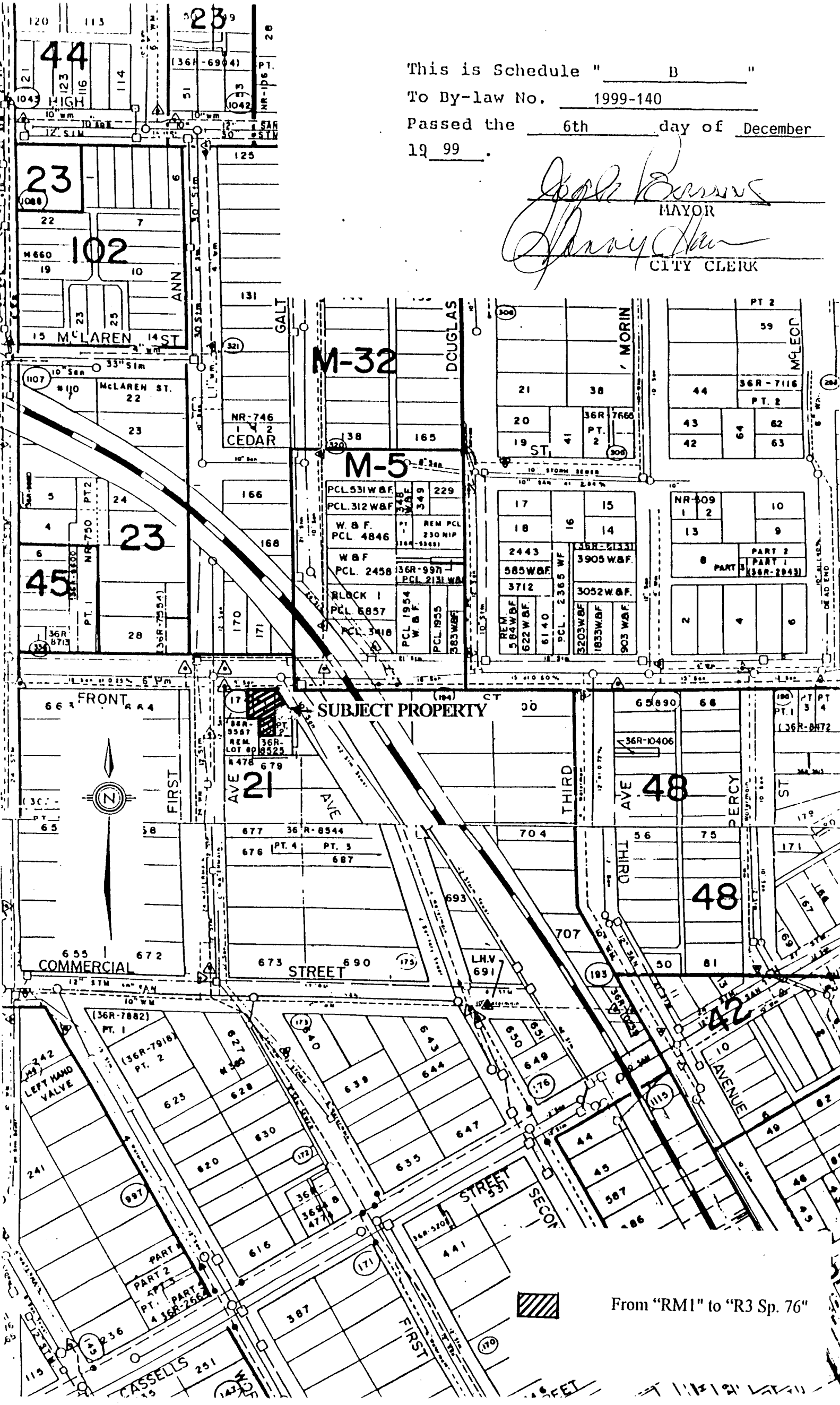


This is Schedule " B "

To By-law No. 1999-140

Passed the 6th day of December 19 99 .

*John Burrows*  
MAYOR  
*Dorothy Ann*  
CITY CLERK



From "RM1" to "R3 Sp. 76"

This is Schedule "C"

to By-law No. 1999-140

Passed the 6th day of

December 19 99

*[Signature]*

MAYOR

*[Signature]*

CITY CLERK

Schedule to "Residential Third Density Special Zone No. 76 (R3 Sp. 76).

