

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 71-97

**A BY-LAW TO AMEND BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON GORDON
DRIVE FROM A "RESIDENTIAL SECOND
DENSITY (R2)" ZONE TO A "RESIDENTIAL
THIRD DENSITY SPECIAL ZONE NO. 70
(R3 SP.70)"
(D. CHRETIEN - 370 GORDON DRIVE)**

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-45" 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-45" 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 42, Plan M-366) along Gordon Drive in the City of North Bay, shown as hatched on Schedules "B & C" attached hereto from a "Residential Second Density (R2)" zone to a "Residential Third Density Special Zone No. 70 (R3 Sp.70)".
- 2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.70:

"11.2.70 "Residential Third Density Special Zone No. 70 (R3 Sp.70)"

11.2.70.1 The property description of this "Residential Third Density Special Zone No. 70 (R3 Sp.70)" is Lot 42, Plan M-366 along Gordon Drive in the City of North Bay as shown on the attached Schedules and Schedule "B-45".

11.2.70.1(a) No person shall use land, or use, erect, or construct any building or structure in this "Residential Third Density Special Zone No. 70 (R3 Sp.70)" except for the following uses:

 - single detached dwelling;
 - semi-detached dwelling;
 - duplex dwelling;
 - institutional use;
 - parks, playgrounds, non-profit use;
 - home occupation.

11.2.70.2(b) The regulations for this "Residential Third Density Special Zone No. 70 (R3 Sp.70)" are as follows:

- i) the minimum lot frontage shall be sixteen and zero-tenths (16.0) metres;
- ii) the minimum lot area shall be two hundred and fifty-seven and zero-tenths (257.0) square metres per dwelling unit.

11.2.70.3 The use of land or building in this "Residential Third Density Special Zone No. 70 (R3 Sp.70)" 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. 70 (R3 Sp.70)" 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.

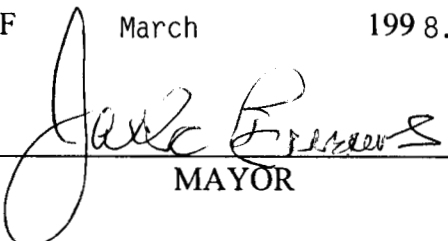
b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

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 18th DAY OF August 199 7.

READ A SECOND TIME IN OPEN COUNCIL THE 23rd DAY OF March 199 8.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 23rd DAY OF March 199 8.


MAYOR

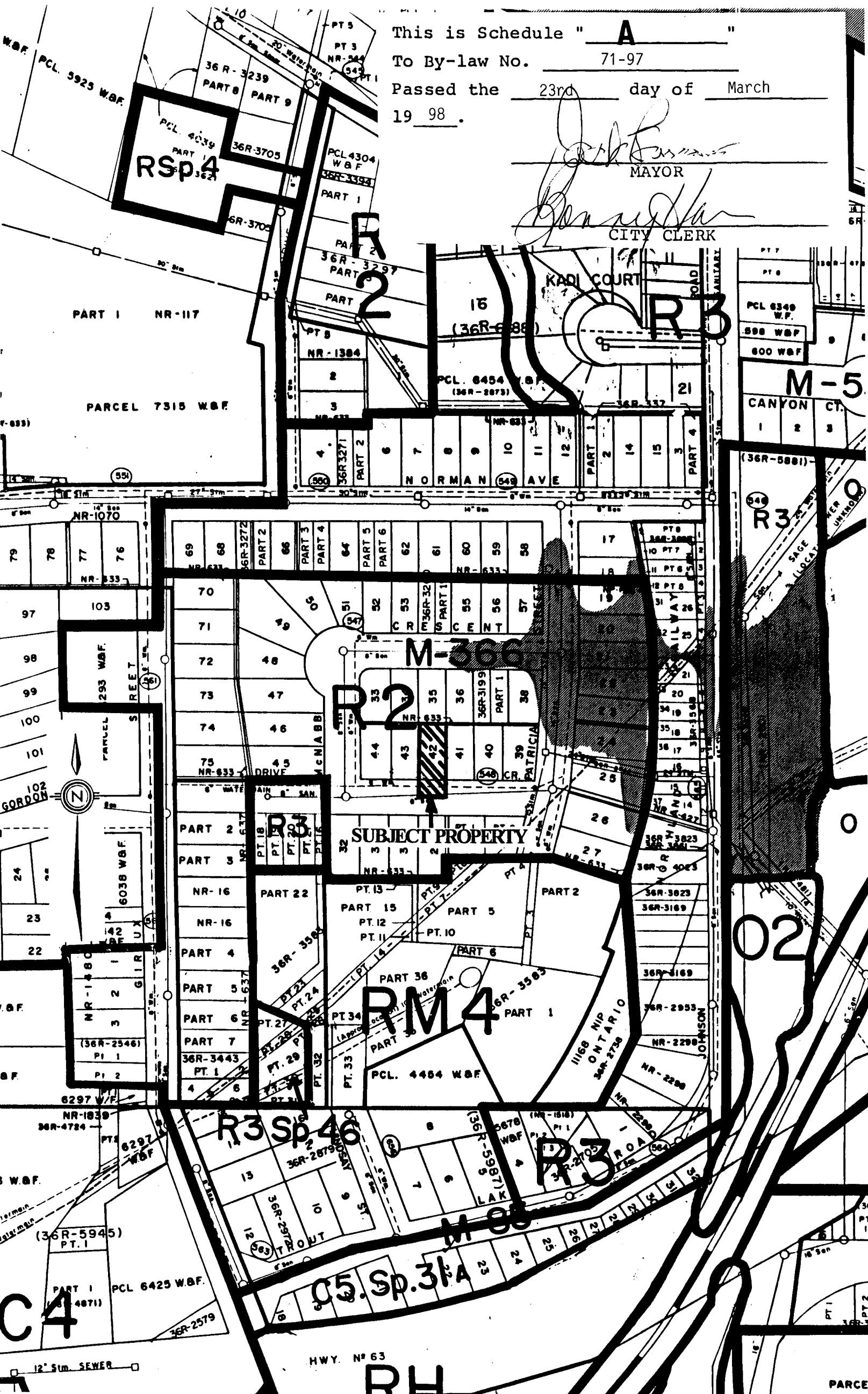

CITY CLERK

This is Schedule " A "

To By-law No. 71-97

Passed the 23rd day of March
19 98.

[Signature]
MAYOR
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CITY CLERK



Rsp4

R2

R3

M-5

M-300

R2

SUBJECT PROPERTY

RM4

02

R3 Sp 40

R3

C5.Sp.31A

C4

RH

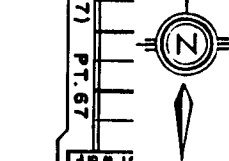
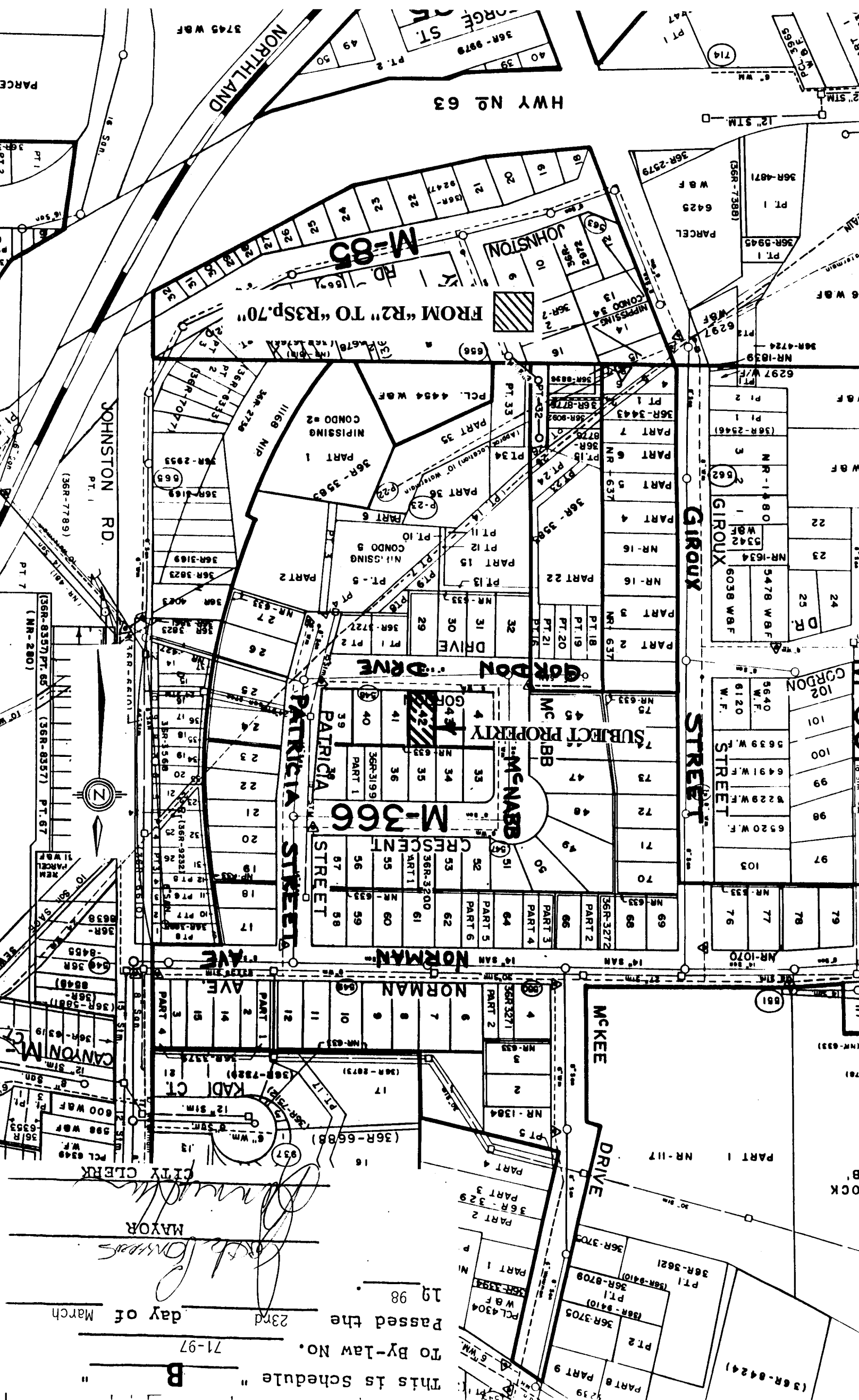
PARCE

This is schedule " B " To By-Law No. 71-97

Passed the 23rd day of March 19 98

John Jones
MAYOR

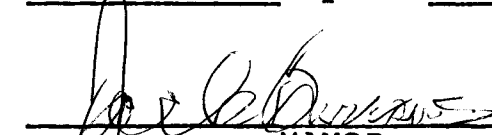
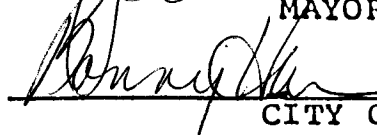
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CITY CLERK



This is Schedule " C "

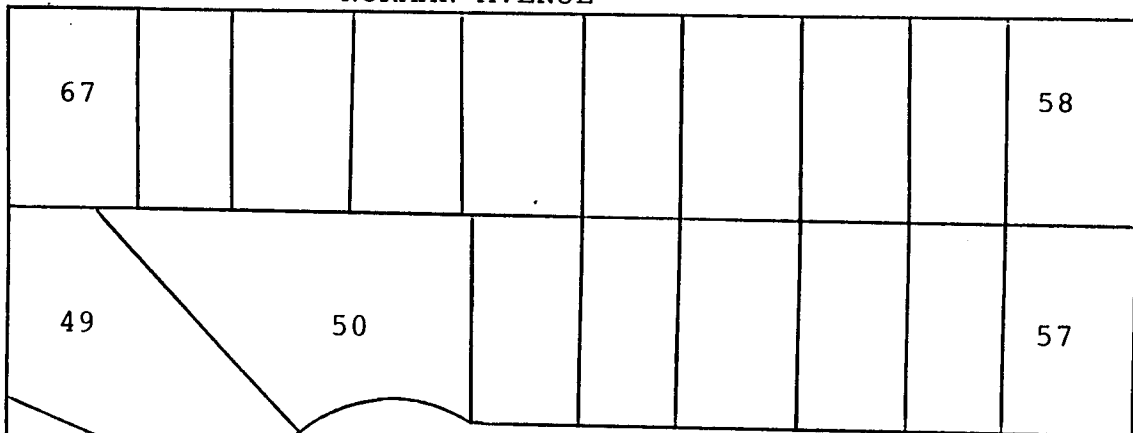
To By-law No. 71-97

Passed the 23rd day of March
19 98 .

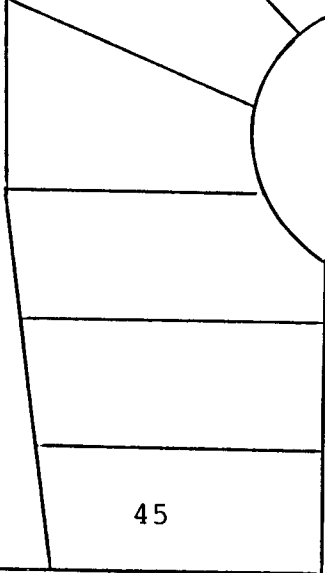

MAYOR

CITY CLERK

SCHEDULE TO "Residential Third Density Special Zone No. 70
(R3 Sp.70)"

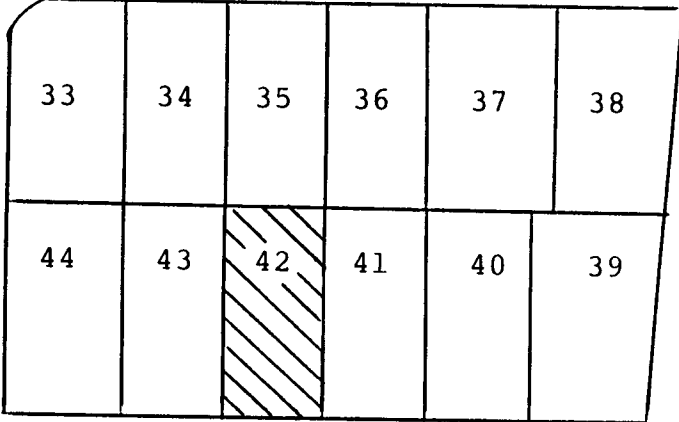
NORMAN AVENUE



CRESCENT



MCNABB



PATRICK STREET



GORDON DRIVE

