

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 100-85

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS AT GREENHILL AVENUE AND WALLACE HEIGHTS DRIVE FROM R.1 TO "RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO. 16 (R.1 SP.16)" (WALLACE HEIGHTS LTD.)

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 Schedules "B-34" and "B-35" 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. Schedules "B-34" and "B-35" of By-law No. 28-80 are amended by changing the zoning designation of the property shown on Schedules "A" and "B" attached hereto (which property is more particularly described as Lot 24 and Part of Lot 25, Plan M-312 on Greenhill Avenue and Wallace Heights Drive in the City of North Bay, shown as hatched on Schedule "C" attached hereto), from a "Residential First Density (R.1)" Zone to a "Residential First Density Special Zone No. 16 (R.1 Sp.16)".
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof, the following Section 11.2.16:
"11.2.16 "Residential First Density Special Zone No. 16 (R.1 Sp.16)"
 - 11.2.16.1 The property description of this "Residential First Density Special Zone No. 16 (R.1 Sp.16)" is:
Lot 24 and Part Lot 25, Plan M-312 in the City of North Bay as shown on the attached Schedule and Schedules "B-34" and "B-35".
 - 11.2.16.2 (a) No person shall use land or erect or construct any building or structure in this "Residential First Density Special Zone No. 16 (R.1 Sp.16)" Zone except for the following uses:

four (4) single family detached dwellings;

(b) The regulations for this "Residential First Density Special Zone No. 16 (R.1 Sp.16)" Zone are as follows:

- (i) The minimum lot frontages for the lots in the "Residential First Density Special Zone No. 16 (R.1 Sp.16)" as identified on the "Lot Layout" section of the following "Schedule to "Residential First Density Special Zone No. 16 (R.1 Sp.16)" are as follows:
- Lot 1 --- Twenty-seven (27) metres
 - Lot 2 --- Twenty-seven (27) metres
 - Lot 3 --- Six (6) metres
 - Lot 4 --- Eight and Four-tenths (8.4) metres.
- (ii) The maximum lot coverage shall be thirty (30) percent;
- (iii) The minimum lot area per dwelling unit shall be one thousand five hundred and forty-two (1542) square metres;
- (iv) The minimum front yard setback shall be six (6) metres;
- (v) The minimum side yard setback 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;
- (vi) The minimum width of an exterior side yard shall be three (3) metres;
- (vii) On every lot where there is no attached garage or carport, one side yard shall have a minimum width of three (3) metres for a driveway into the side yard;

(viii) The minimum rear yard shall be ten and five tenths (10.5) metres except in the case of a corner lot where the rear yard shall be not less than seven and five tenths (7.5) metres.

11.2.16.3 The use of land or buildings in this "Residential First Density Special Zone No. 16 (R.1 Sp.16)" 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 First Density Special Zone No. 16 (R.1 Sp.16)" as shown on Schedule "D" 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 notice 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 15TH DAY OF JULY 1985.

READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF SEPTEMBER 1985.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3RD DAY OF SEPTEMBER 1985.


MAYOR


CITY CLERK

This is Schedule " A "

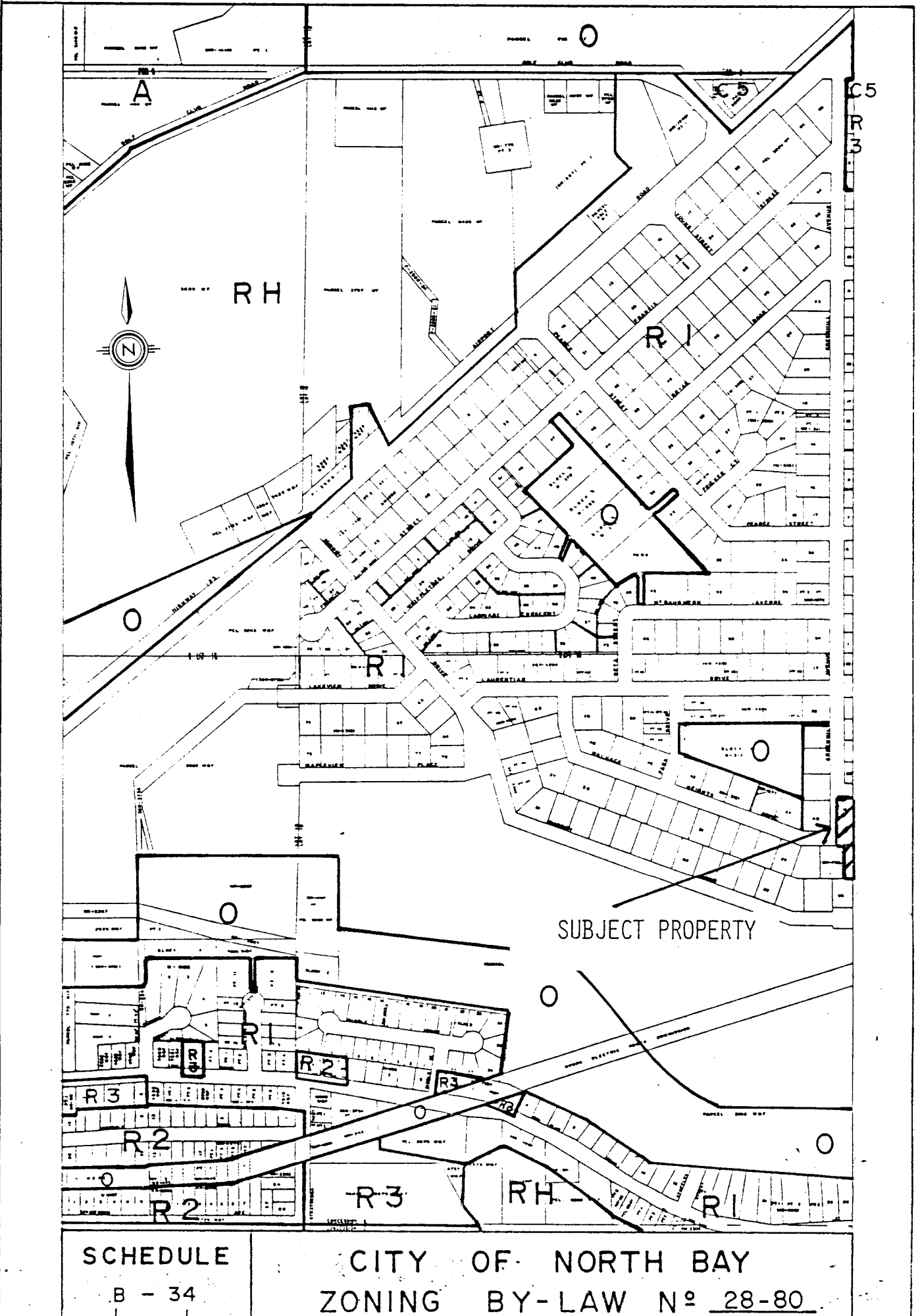
To By-law No. 100-85

Passed the 3rd day of September

19 85 .

Stan D. Lawler
MAYOR

R. Burton
CITY CLERK



This is Schedule " B "

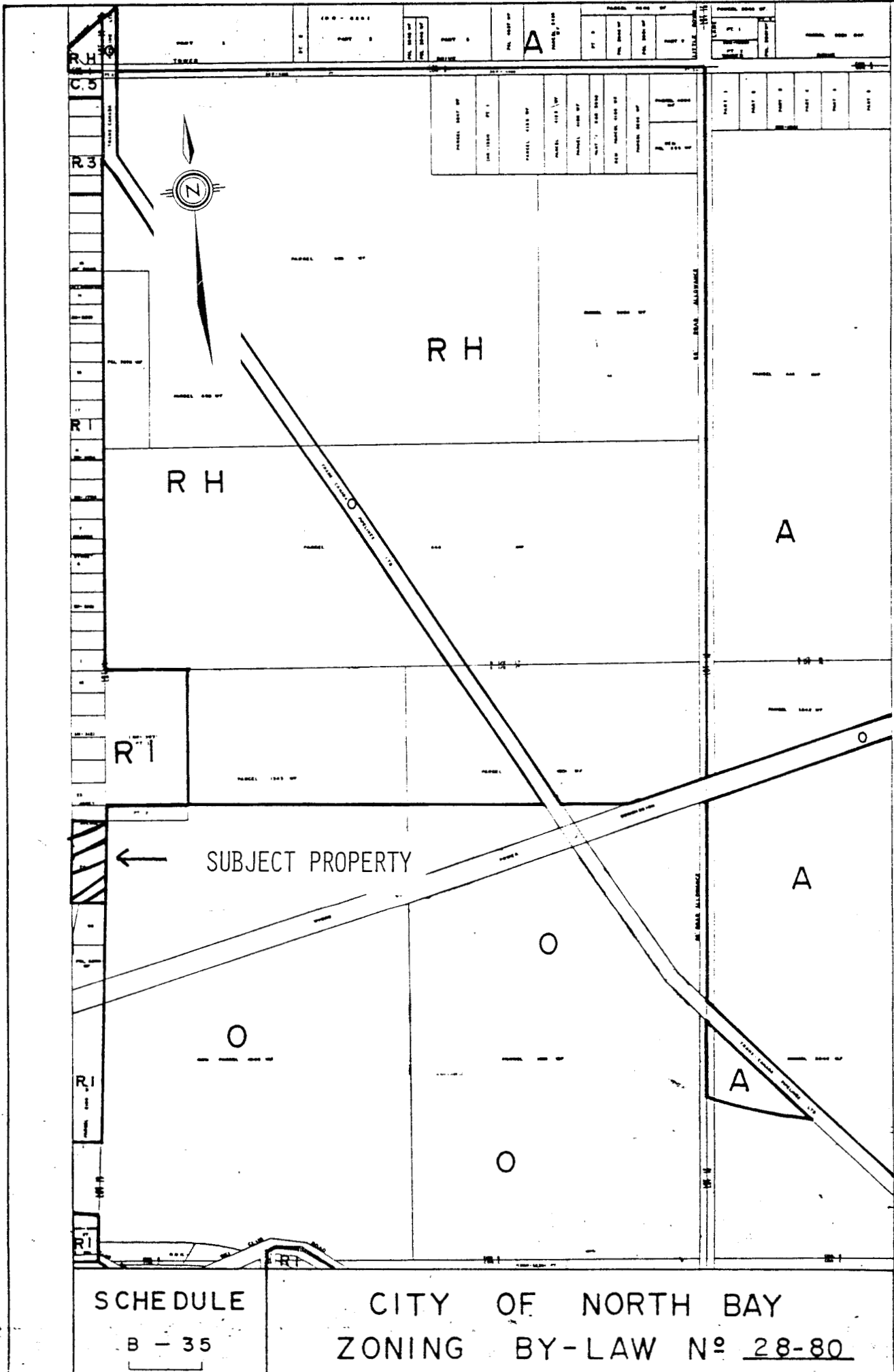
To By-law No. 100-85

Passed the 3rd day of September

19 85.

Stan D. Lawley
MAYOR

B. Burton
CITY CLERK



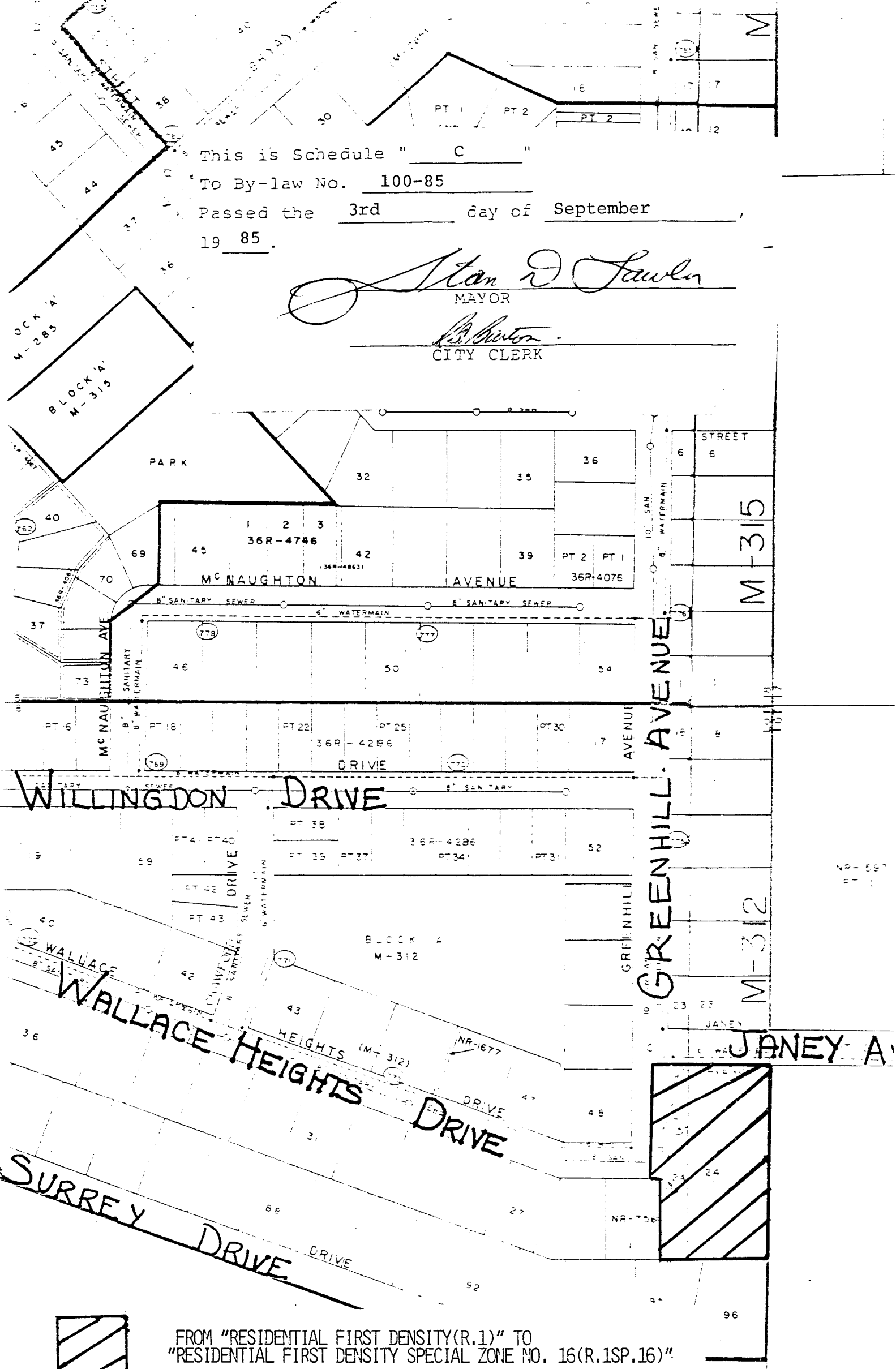
This is Schedule " C "

To By-law No. 100-85

Passed the 3rd day of September 19 85.

Stan D Lawler
MAYOR

B. B. B. B.
CITY CLERK



FROM "RESIDENTIAL FIRST DENSITY (R.1)" TO
 "RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO. 16 (R.1SP.16)"

This is Schedule " D "
To By-law No. 100-85
Passed the 3rd day of September
19 85 .

Max D. Jewley
MAYOR

R.B. [Signature]
CITY CLERK

SCHEDULE TO "RESIDENTIAL FIRST DENSITY SPECIAL ZONE NO. 16(R.1SP.16)"



LOT LAYOUT

