

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 114-87

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON TROUT LAKE ROAD FROM A "RURAL MARINE COMMERCIAL (RMC)" ZONE, TO A "RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL ZONE NO. 22 (RM4 SP.22)" (WHITNEY NORTHERN LEASING).

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-46" 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-46" 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 Parcel 3254 W&F along Trout Lake Road in the City of North Bay, shown as hatched on Schedule "B" attached hereto) from a "Rural Marine Commercial (RMC)" Zone to a "Residential Multiple Fourth Density Special Zone No. 22 (RM4 Sp.22)".
2. Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.22:

"11.2.22 "Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)"

  - 11.2.22.1 The property description of this "Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)" Zone is:  
Part of Parcel 3254 W&F in the City of North Bay as shown on the attached Schedule and Schedule "B-46".
  - 11.2.22.2 (a) No person shall use land or erect or construct any building or structure in this "Residential Multiple Fourth Density Special Zone No. 22 (RM.4Sp.22)" Zone except for the following uses:

A 24 unit apartment building

Accessory Uses to the Above.

11.2.22.2(b) The regulations for this "Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)" Zone are as follows:

- (i) The maximum gross floor area as a percent of lot area shall be one hundred (100) percent;
- (ii) The minimum lot frontage shall be one hundred thirty-one (131)metres;
- (iii) The minimum usable Open Space as a percent of gross floor area shall be fifty (50) percent;
- (iv) The minimum front yard sideyard and rear yard setback shall be as illustrated on the Schedule to "Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)".
- (v) The maximum height of the building shall be four (4) storeys.

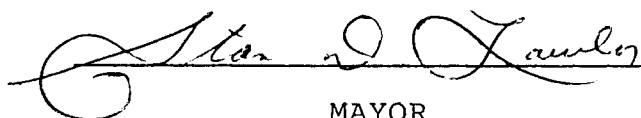
11.2.22.3 The use of land or buildings in this "Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)" Zone shall conform to all other regulations of this By-law, except as hereby expressly varied."

3. Section 11 of By-law No. 28-80 is further amended by inserting "Schedule to Residential Multiple Fourth Density Special Zone No. 22 (RM.4 Sp.22)" 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 13TH DAY OF JULY 1987.  
READ A SECOND TIME IN OPEN COUNCIL THE 31st DAY OF AUGUST 1987.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 31st DAY OF  
AUGUST 1987.



MAYOR



CITY CLERK

This is Schedule " A "

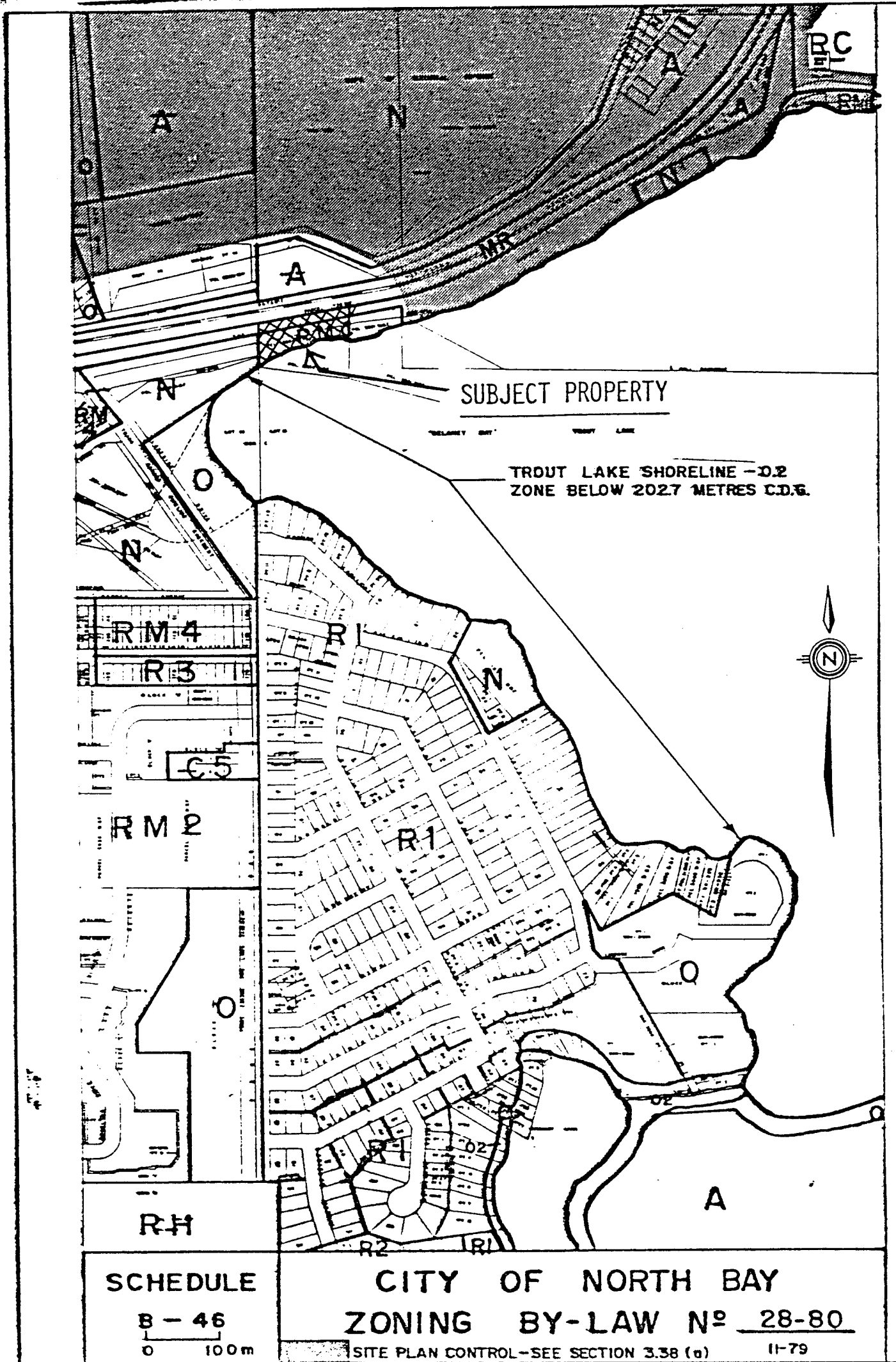
To By-law No. 114-87

Passed the 31ST day of August

19 87.

*Stan O. Lawlor*  
MAYOR

*R. B. Guts*  
CITY CLERK



SCHEDULE

B - 46

0 100m

CITY OF NORTH BAY  
ZONING BY-LAW N<sup>o</sup> 28-80

SITE PLAN CONTROL - SEE SECTION 3.38 (a)

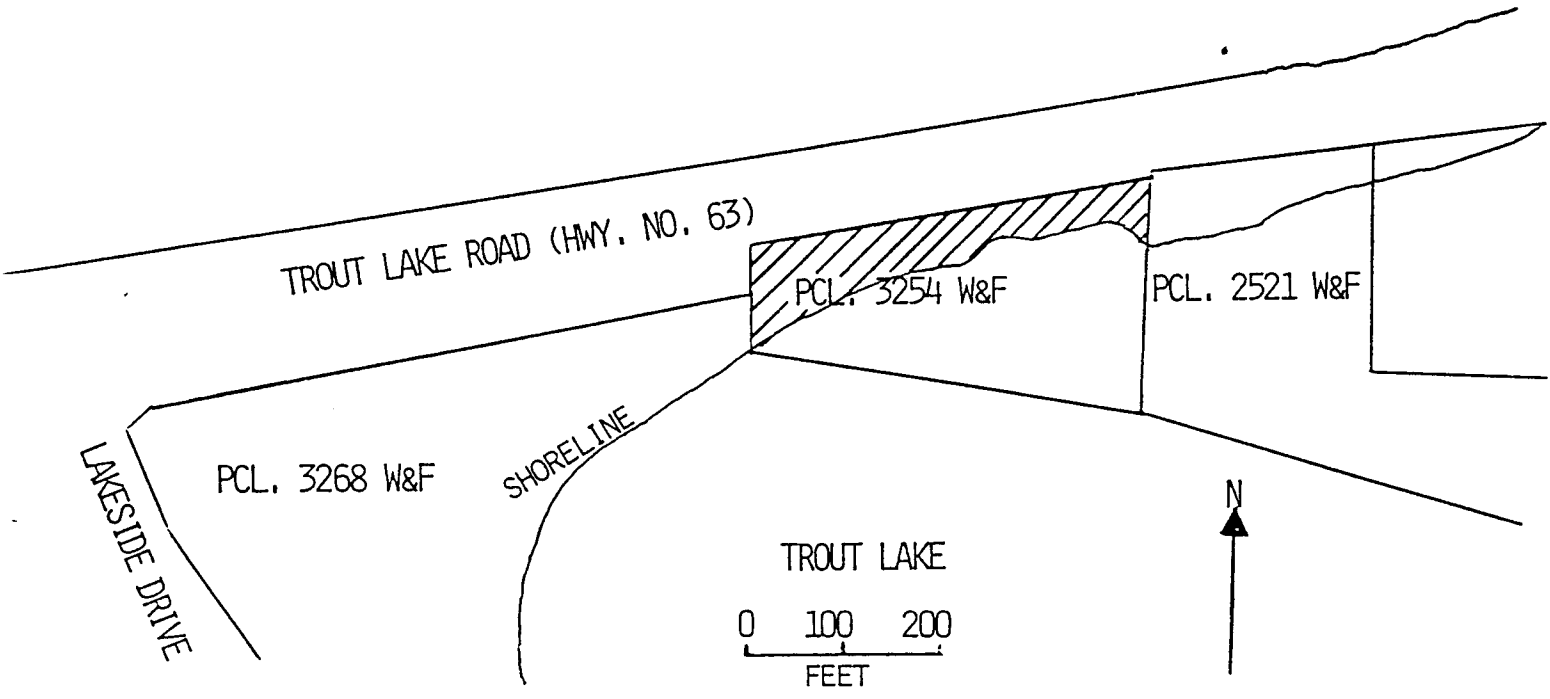
11-79



This is Schedule "  C  "  
To By-law No.  114-87   
Passed the  31st  day of  August ,  
19  87 .

Stan D. Lawler   
MAYOR  
 A. B. ...   
CITY CLERK

SCHEDULE TO "RESIDENTIAL MULTIPLE FOURTH DENSITY SPECIAL ZONE NO. 22(RM4SP.22)"



BUILDING LOCATION

