

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 124-89

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON O'BRIEN STREET FROM A "RESIDENTIAL THIRD DENSITY (R.3)" ZONE TO A "RESIDENTIAL MULTIPLE FIRST DENSITY SPECIAL ZONE NO. 35 (RM.1 SP.35)" CANDELORO - 524 O'BRIEN 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-43 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-43" 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 373, Plan M-28, along O'Brien Street 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. 35, (RM.1 Sp.35)."
2. Section 11 of By-Law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.35.

"11.2.35 "Residential Multiple First Density Special Zone No. 35 (RM.1 Sp35)."

11.2.35.1 The property description of this "Residential Multiple First Density Special Zone No. 35 (RM.1 Sp.35)" Zone is Lot 373, Plan M-28, along O'Brien Street in the City of North Bay as shown on the attached Schedule and Schedule "B-43".

11.2.35.2 (a) No person shall use land, erect, or construct any building or structure in this "Residential Multiple First Density Special Zone No. 35 (RM.1 Sp.35)" Zone except for the following uses:

Triplex dwelling.

Parks, playgrounds, non-profit uses,

Institutional uses.

11.2.35.2 (b) The regulations for this "Residential Multiple First Density Special Zone No. 35 (RM1. Sp.35)" Zone are as follows:

(i) The maximum Lot coverage not to exceed thirty-five (35) percent of the total lot area;

(ii) The minimum lot frontage shall be fifteen and two tenths (15.2) meters;

(iii) The minimum front yard setback shall be seven and six tenths (7.6) meters;

(iv) The minimum northerly side yard setback shall be one and eight tenths (1.8) meters;

(v) The minimum southerly side yard setback shall be two and four tenths (2.4) meters;

(vi) The minimum rear yard setback shall be fifteen and five tenths (15.5) meters.

11.2.35.3 The use of land or buildings in this Residential Multiple First Density Special Zone No. 35 (RM.1 Sp.35)" Zone shall conform to all other regulations of this By-Law, except as hereby expressly varied."

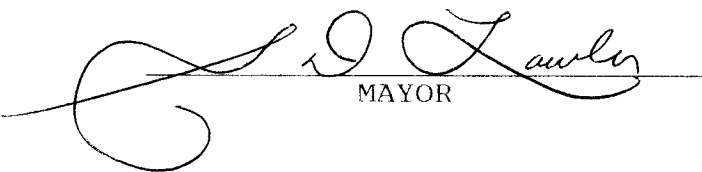
3. Section 11 of By-Law No. 28-80 is further amended by inserting "Schedule to Residential First Third Density Special Zone No. 35 (RM.1 Sp.35)" as shown on Schedule "C" to this By-Law.

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 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 10TH DAY OF JULY 1989.
READ A SECOND TIME IN OPEN COUNCIL THE 18TH DAY OF SEPT. 1989.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 18TH DAY
OF SEPTEMBER 1989.


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 124-89

Passed the 18TH day of SEPTEMBER

19 89 .

S. D. Lawley
MAYOR

B. [Signature]
CITY CLERK



SCHEDULE
B - 43
0 100m

CITY OF NORTH BAY
ZONING BY-LAW N° 28-80



This is Schedule " B "
 To By-law No. 124-89
 Passed the 18TH day of SEPTEMBER
 19 89 .

E	N	U	
1533			
V	E	N	U
2	NR-		

J. J. Lawley
 MAYOR
R. B. [Signature]
 CITY CLERK

M-28

M-175

M-179

M-165

**SUBJECT
 PROPERTY**

CLOSED BY BY-LAW NR 1220

LANE CLOSED

O'BRIEN STREET

MCBLAIR STREET

HIGH STREET

PART I NR-1165

H I G H

HAVILAND

DEVONSHIRE

S T R E E T

S T R E E T

407

401

28

381

384

380

408

414

7

425

430

435

43

56

19

389

390

436

44

51

17

426

425

440

37

62

16

430

434

440

50

69

16

425

430

435

149

70

15

425

430

435

150

75

16

425

430

435

143

76

15

425

430

435

156

81

15

425

430

435

165

82

15

425

430

435

166

83

15

425

430

435

174

84

15

425

430

435

175

85

15

425

430

435

181

86

15

425

430

435

181

87

15

425

430

435

199

435

430

425

15

199

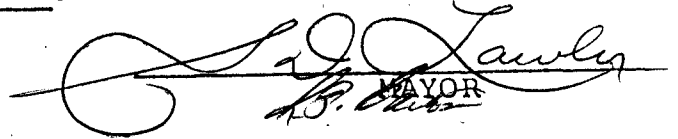
435

435

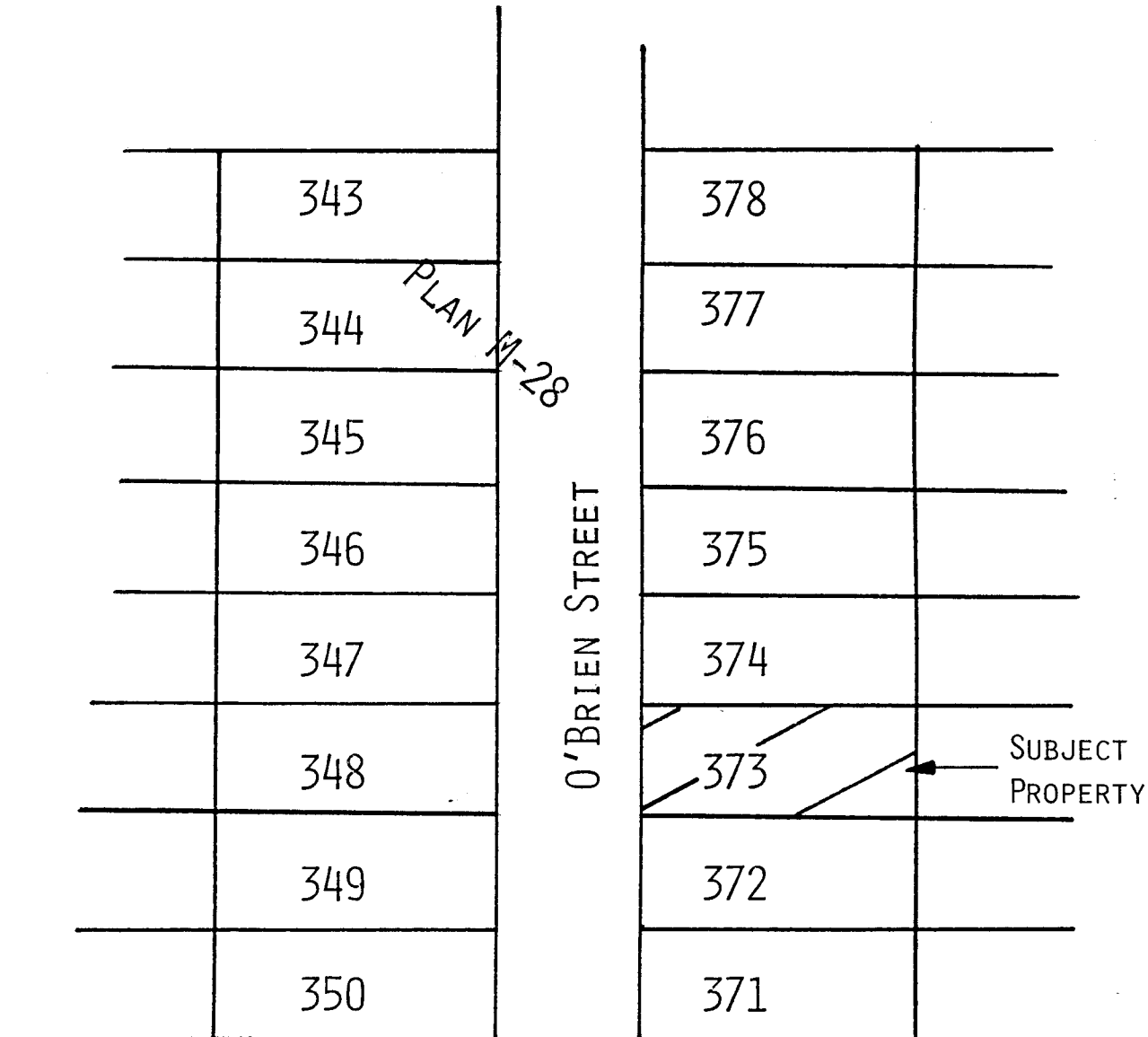
This is Schedule " **C** " "

To By-law No. 124-89

Passed the 18TH day of SEPTEMBER
19 89 .


MAYOR

CITY CLERK



0 50 100
SCALE


NORTH